



THE PARKS AT **WALTER REED** MASTER PLAN IMPLEMENTATION: PRESERVATION AND NEW DESIGN GUIDELINES

PREPARED BY:

Master Developer: TPWR Developer, LLC

Architectural Historian and Historic Preservation Specialist: EHT Traceries, Inc.

Landscape Historian: Heritage Landscapes, LLC

Architect and Planner: Torti Gallas Urban, Inc

Landscape Architect: Oehme van Sweden, Inc

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1. THE PARKS AT WALTER REED INTRODUCTION AND BACKGROUND

1. INTRODUCTION AND BACKGROUND

1.1 INTRODUCTION AND PURPOSE

1.1.1 Introduction

The Walter Reed Army Medical Center (WRAMC) is a 110-acre campus that served as the site of the Army's primary medical activities for most of the twentieth century. WRAMC's military activities were ended in 2011 and, as part of the BRAC process, acres were made available for reuse. The entire site was designated in 2016 as the WRAMC Historic District and 66.57 acres were made available to the District of Columbia for reuse. The District selected TPWR Developer LLC, a joint venture partnership formed of Hines, Urban Atlantic, and Triden Development Group ("Master Developer"), to redevelop 66.25 acres of the site consistent with the unified plan established by the WRAMC Local Redevelopment Authority (LRA) and the DC Office of Planning's Small Area Plan (SAP). This comprehensive document provides background on the history of the campus, inventories of its built and natural resources, the process that led to its disposition, the regulatory forces in place to protect its integrity, and presents the guidelines that have been developed to guide its transition from an army base and hospital facility into a group of mixed-use neighborhoods fully incorporated into the historic setting.

The contents of this Master Plan address the preservation and protection of Walter Reed Army Medical Center as it is transformed for a new purpose as a mixed use residential and retail neighborhood. Critical to this transformation is a fuller understanding of the historic campus design. To gain this level of understanding, we completed the identification and inventory of features that give the campus its distinct appearance. Many were previously identified by the US Army's study of the site that formed the basis for the National Register of Historic Places nomination of the Walter Reed Army Medical Center Historic District; however, we identified and inventoried additional historic and landscape features and conducted additional research to gain a more comprehensive understanding of the site.

This detailed study has provided a greater perception of the many and diverse features that form the campus as a whole, and has led to important insight into how the whole is a product of its parts. As a result, we know a great deal about the historic campus design and have used this understanding to advance the plan. Significantly, as the final plans for The Parks have progressed, every effort is being made to be consistent and coordinated with previous plans as developed by the city and the community. In some instances, this plan, like the plans that have formed its foundation, will affect character-defining components. The plan will have a positive impact on the campus, bringing back the historic beauty and vitality of the setting. Because the plans call for adaptive reuse rather than simple stabilization, there are some components that will be altered, replaced, or removed to allow for this positive change.

There are three character-defining areas that will be affected particularly by the new development. These include: the site proposed for Building Z at the corner of Sixteenth and Aspen Streets; the site proposed for Building S east of Building 6; and the Twelfth Street Right-of-Way in front of Building 87. These changes to the current campus connections and program have been proposed throughout the planning effort because they are critical to the success of the overall project. We have minimized the visual impact of these changes through siting, architectural design, and landscape design to ensure consistency with historic preservation goals. This appreciation of the campus ensures that The Parks can and will be designed in a manner that is consistent with the spirit of all the plans, and that its historic character will be preserved and protected for the future.

1.1.2 Purpose

This document has been prepared as a record of the information and guidance provided to TPWR Developer LLC, a joint venture partnership formed of Hines, Urban Atlantic, and Triden Development Group ("Master Developer") as it initiates the site's redevelopment. It is intended to achieve the following:

- PROVIDE BACKGROUND AND GUIDANCE TO THE PRESERVATION-RELATED APPROVAL PROCESSES of the WRAMC Historic District. This includes summary of its history, inventories of historic and landscape resources, the

National Register of Historic Places Registration Form that documents the historic district, historic and current images of the campus, and an extensive bibliography.

- **PROVIDE GUIDANCE AND RECOMMENDATIONS FOR PRESERVATION** of the built and natural resources that will allow for the site's adaptive reuse. The recommendations are specific to the WRAMC Historic District and are intended to inform a successful preservation strategy for future redevelopment within the general parameters as set by the city. Based on the Secretary of the Interior's Standards for the Treatment of Historic Properties, the recommendations take into consideration the historic district's significance and integrity. This document presents general recommendations only; detailed condition studies and specific plans for preservation of the individual resources will supplement this report as projects are initiated.
- **PROVIDE DESIGN GUIDELINES** for new architecture and new landscape that respect the historic character of the Historic District. These general architectural and landscape guidelines have been informed by a thorough understanding of WRAMC's historic context. Detailed guidelines will be provided later on in the development process as projects are initiated.
- **GUIDE THE PROCESS** for future redevelopment. Because the site is a historic district, new construction and alterations are subject to a variety of preservation-related reviews. This report is intended to provide the information necessary to understand the process, identify what reviews are necessary, and understand the criteria that guide these reviews. Specifically, this report is intended to meet DC Historic Preservation Review Board ("HPRB") expectations, and form the basis for their formal approval of preservation work on the site's historic resources, and the introduction of new construction and landscape that is critical to its adaptive reuse.

In summary, today WRAMC reflects its origin and coevolution as an integrated health complex consisting of both buildings and landscape. The purpose of this report is to address and protect the campus as a unified whole as it is adapted for a new use. It is designed to be used as a resource for and a tool in the discussions with the District, review agencies, and the community about the appropriate treatment of historic resources and the design of new construction and landscape on the site. It is an extension of the research and analysis completed in previous studies, including the National Register documentation, so that this information can inform and enhance the future of the WRAMC Historic District.

1.2 BACKGROUND AND REGULATORY DOCUMENTS SUMMARY



Location map

The Walter Reed Medical Center campus that is the subject of this preservation plan is comprised of 66.25 acres of land in northwest District of Columbia sited between 16th Street, N.W. to the west adjacent to Rock Creek Park, and Georgia Ave N.W. to the east, Fern Street N.W. to the north, Alaska Avenue N.W. to the northeast, and Aspen St N.W. to the south. It is within Ward 4, surrounded by the Brightwood, Shepherd Park and Takoma neighborhoods.

WRAMC has a long and rich history as the U.S. Army's main medical center beginning in 1909 through the base closure in 2011. Named after Major Walter Reed (1851-1902), an Army physician critical to the fight against yellow fever, the site started as a hospital facility with only 80 beds. Over the years it grew to more than 5,000 rooms, providing health care to more than 150,000 active and retired members of all branches of the military. The historic campus was

1. INTRODUCTION AND BACKGROUND

completed by 1956. On September 15, 2011, in accord with the 2005 Base Realignment and Closure Act (BRAC), the historic grounds were deactivated and the Walter Reed Hospital was joined with the National Naval Medical Center at Bethesda, Maryland, thereby establishing the Walter Reed National Military Medical Center (WRNMMC).

With the 2005 proposal to close WRAMC, as provided by BRAC, the Mayor of the District of Columbia issued Order 2006-21 establishing the Walter Reed Local Redevelopment Authority (LRA) as the entity to be responsible for developing a redevelopment plan for the property should the property become available. The LRA Committee was comprised of 22 members including eight District agency directors, 10 voting and alternate citizen members, and four ex-officio members. The citizen members were appointed by the Chairman of the District Council. The District agency delegates and five of the citizen members were voting members of the LRA Committee. Despite the initiation of community outreach, the future of the LRA's role in the planning process was not immediately clear.

The Army initiated the Due Diligence screening process that included the relocation of on-site active military services, determination that the property was no longer needed by the military, preparation of environmental condition assessment reports, and the determination if the Department of Defense or any other federal agency needed the property. At this juncture, the General Services Administration (GSA) and the Department of State (DoS) each requested parts of the site, 34 and 79 acres respectively, and in so doing precluded the LRA from participating in the reuse of any part of the site. In 2009, the DoS informed the Army that it would only require 16 rather than 79 acres, dramatically changing the potential for the remaining site. This called for the LRA to begin outreach to homeless assistance providers and other potential medical and education users as Notice of Interest ("NOIs"). In 2010, GSA withdrew its request for the land entirely. This resulted in both the DoS and LRA gaining more property than they had planned. In 2011, this change led the LRA to re-start its planning process. In the end, 43.53 acres were made available to the DoS, and the Federal government declared 62.5 acres as surplus property. With adjustments resulting in the addition of 5.07 acres to the available surplus site, the LRA was charged with developing a Base Reuse Plan for 66.57 acres. Subsequently, the parcel made available to the DoS was reduced to 32 acres, with the remaining approximately 12 acres being designated for public health use. Transfer of the 32 acres to DoS occurred in November 2015. Children's National Medical Center was selected by the Army to redevelop the public health parcel, and land conveyance is anticipated in 2016. Approximately 0.3 acres, containing Building 18, were transferred under a Public Benefit Conveyance to the District in 2015 for the construction of a firehouse.

In July 2012, following extensive community outreach, the LRA prepared the Base Reuse Plan and submitted it to the DC Council for approval. The approved plan was then submitted to the Department of Housing and Urban Development (HUD). Simultaneously with the LRA's efforts, the DC Office of Planning undertook the development of a Small Area Plan (SAP), which like the Reuse Plan, called for continued communication and interaction with stakeholders and the interested community. Completed in 2012 and approved by the DC Council in April 2013, the SAP addressed land use and zoning issues, as well as developed urban design guidelines that were informed by the LRA's vision for the Base Reuse Plan. Both the Base Reuse Plan and the SAP supported four major goals for the site: integration into the community; a mix of uses; jobs and revenue for DC; and site activation.

In January 2013, the LRA issued formal Requests for Qualifications from developers interested in the site. Nine teams submitted qualifications, and the District shortlisted five teams. Three teams responded to Requests for Proposals for Master Developers and presented their plans to the LRA and the public before the selection of TPWR Developer LLC, a joint venture partnership between Hines, Urban Atlantic, and Triden Development Group was made public in November. The following January, 2014 HUD approved LRA's Reuse Plan.

While the plans for development were underway, the Army conducted a survey of the WRAMC resources and determined that the property was eligible for listing in the National Register of Historic Places. This determination, which was in concert with the findings of the Reuse Plan and the SAP, was supported by the DC State Historic Preservation Office and the DC Historic Preservation Review Board ("HPRB"). The DC Preservation League also conducted a study and submitted a National Register nomination for the property. The Army nomination was

acknowledged as the more complete of the two, and was used by DCSHPO as the final nomination that was forwarded to the National Register of Historic Places (National Register). The property was listed in the National Register in March 2016.

Transfer of the site from the Army to the District would follow a number of steps, including agreeing upon terms of transfer and completing new zoning for the site (the WR Zone was approved July 2015). A public hearing to review the legislation for both acquisition from the Army and disposition under a ground lease to Master Developer was held with the District Committee and was introduced to the District Council in December 2015.

Master Developer will lease the 66.25 acres from the District and will be responsible for horizontal improvements, including rights of ways, utilities, and common area landscaping. Master Developer will convey parcels for building development to developer project companies that will construct the vertical improvements (“Component Developers”).

It is anticipated that the horizontal and vertical development of the site will occur over 10-15 years.

On March 1, 2016, the DC Council unanimously passed B21-474, the Walter Reed Development Omnibus Act of 2015 allowing for the acquisition of approximately 66 acres from the US Army and disposition of the property to the master development team to move forward. The Council’s link to the legislation can be found at <http://lims.dccouncil.us/Download/34833/B21-0474-supporting-documents1.pdf>

The Land Disposition Agreement and Ground Lease will be signed at closing.

1.2.1 Introduction to Base Reuse Plan, Small Area Plan, Zoning, and Master Plan

The adaptive reuse of WRAMC has been studied and discussed many times for many years. Three major renditions of an overall plan for the site are the DC WRAMC LRA’s Base Reuse Plan, the DC Office of Planning’s WRAMC Small Area Plan, and the Zoning Commission’s Walter Reed (WR) Zone. These three plans form the basis of the Master Plan for The Parks at Walter Reed as presented in this document. The stakeholders who have participated in the plan’s development started with the US Army, and was broadened over time to include citizens, Advisory Neighborhood Commissions (“ANCs”) 4A and 4B, the DC Mayor and Council, the LRA, the Office of Planning, the Zoning Commission, the District Department of Transportation, the HPRB, and, now, the Master Developer. Although all the plans are based on a similar concept--- the retention and enhancement of the historic character that is WRAMC--- and contain generally the same development program, each has contributed something new and important to that concept. The Master Plan for The Parks at Walter Reed is the culmination of the work of all these stakeholders and exhibits the care and interests of the community to protect WRAMC, while allowing it to be activated as an exciting new neighborhood in DC.

1. INTRODUCTION AND BACKGROUND

1.2.2 Base Reuse Plan and Small Area Plan

The Walter Reed Local Redevelopment Authority (LRA), through an extensive public and stakeholder outreach process, created the Base Reuse Plan establishing a vision and framework for a mixed-use destination that will serve the surrounding community and the District “by providing economic growth, jobs and a range of public benefits via development of residential, retail, office and public green space on a previously self-contained, insulated military hospice installation.” In parallel, the District established the Small Area Plan (SAP) to establish general land use designations and characteristics such as setbacks, heights, and guidelines. These plans established the following key principles:

- 8) **Maintain the Existing Site Character**
- 9) **Retain Building 1 as “The Core”:** Extending 13th Street and opening the north facade of the building.
- 10) **Enhance the Open Space:** Preserve the historic open space and mature trees, while revitalizing other green areas by integrating naturalized storm water management systems, urban agriculture and recreation.
- 11) **Preserve Historic Elements:** Acknowledge the Walter Reed Legacy by reusing historic buildings and integrating cultural exhibits with the landscape.
- 12) **Extend the Street Network:** Provide north-south and east-west connectivity through the Site that is multi-modal and integrate the Site into the city fabric.
- 13) **Create Vibrant, Multi-Modal Corridors:** Improve connectivity throughout the Site and the surrounding area.
- 14) **Integrate Sustainable Strategies:** Create a regenerative project through sustainable strategies of preservation and adaptive reuse; community integration; and environmental regeneration.

In addition, the SAP establishes a Land Use Pattern: Locating residential as a transition to the north, mixed-use along Georgia Avenue, residential along Aspen Street, and mixed-use north of Building 1.



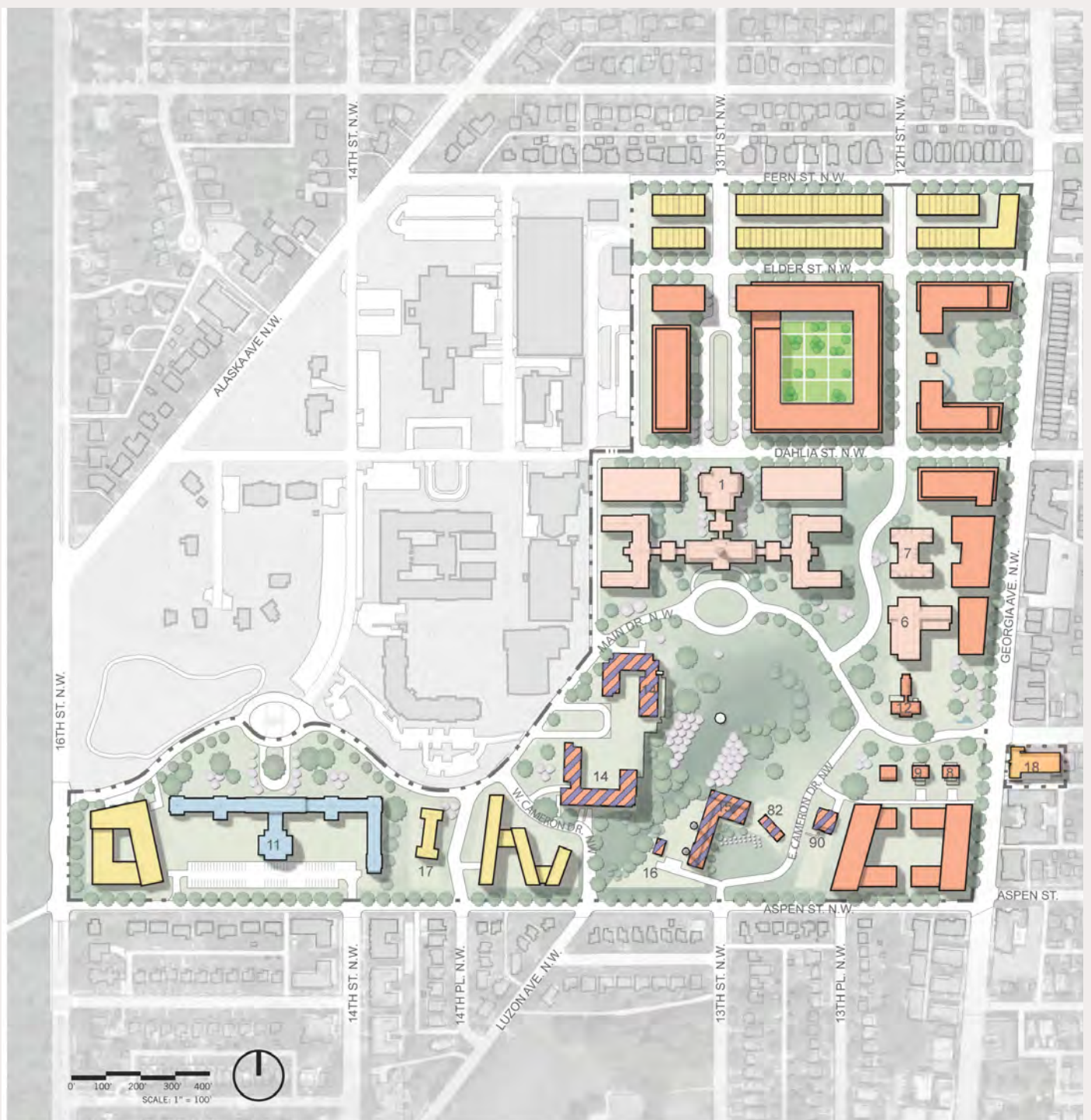


Exhibit A-02: Building Use Source: Perkins+Will



WALTER REED ARMY MEDICAL CENTER

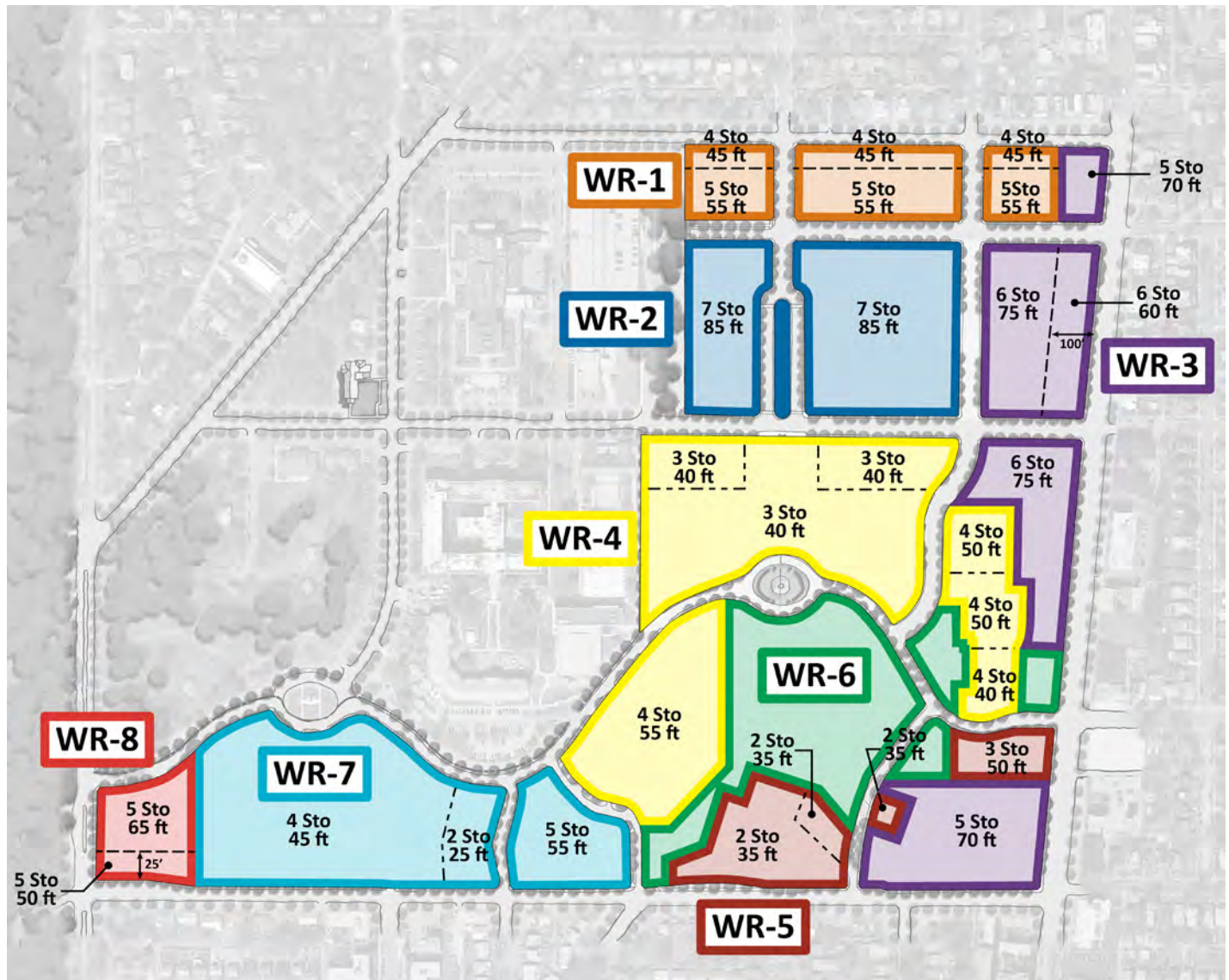
SMALL AREA PLAN - DRAFT FOR PUBLIC COMMENT - SEPTEMBER 14, 2012

1. INTRODUCTION AND BACKGROUND

1.2.3 Zoning Ordinance: The Walter Reed Zone

The new Walter Reed Zones developed for the Zoning Ordinance are consistent with the policies of the Small Area Plan. The diagram below illustrates the zones, maximum number of stories, and maximum height in feet. The general land uses are described below:

- WR-1: Moderate density row houses and flats with a typical row house character.
- WR-2: Medium density mixed use with an urban feel.
- WR-3: Moderate to medium density mixed use providing street wall for Georgia Avenue and a town-center-type plaza.
- WR-4: Moderate density mixed use within a campus setting.
- WR-5: Moderate density mixed use
- WR-6: Residential and institutional, including a school.
- WR-7: Residential and institutional, including a school
- WR-8: Moderate to medium density residential



1.2.4 The Parks at Walter Reed Master Plan

The Parks at Walter Reed Master Plan, created by the Master Developer, is wholly consistent with the principles of the Small Area Plan and the accompanying regulations of the Zoning Ordinance. It refines the historic strategy including the adaptive reuse of historic buildings, refines and develops an urban form/urban design strategy for building configurations and building siting, develops an open space programming strategy, develops a detailed programming strategy, develops a sustainability strategy, develops a parking strategy, develops a historical interpretation strategy, and develops a transportation strategy. All of these serve to support the historically sensitive vision for Walter Reed.



1. INTRODUCTION AND BACKGROUND

1.2.5 Sustainability

The adaptive reuse of this historic campus, including its buildings and landscapes, is inherently sustainable, as the existing resources are employed in re-populating the campus as part of a new urban neighborhood. Preservation retains economic, social, and environmental assets and their benefits. The adaptive reuse and restoration of historic buildings on the campus reduces the energy required for construction, disruption to land, production of material and the pollution associated with such production and transport, and construction waste generated in demolition. Combined with the introduction of new building systems, this reuse is significantly more sustainable than new construction.

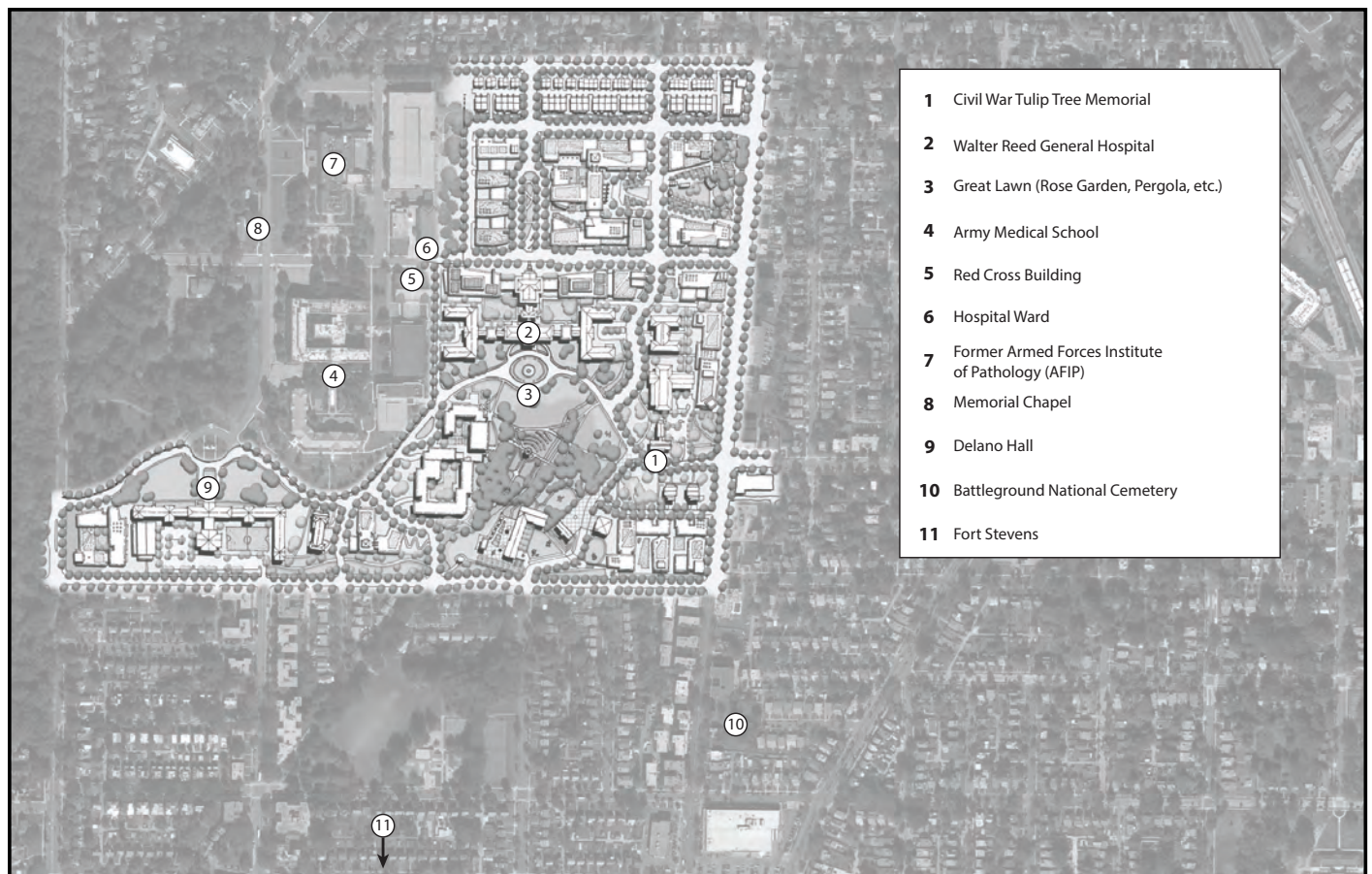
New buildings and sitework will apply contemporary best practices for sustainable design. The Master Developer's vision is to create a trend-setting project in sustainable design through the intelligent use of new technology and adoption of best environmental practices. The Master Developer is committed to achieve or provide: (a) a high level of energy efficiency, including through the introduction of a micro-grid with on-site co-generation and solar power, (b) alternative transit options, (c) significant open green space and stormwater management, including green roofs and bio-retention, (d) reuse and recycling of construction waste, and (e) reduced emissions. Individual buildings will be designed to meet LEED Silver, or in the case of affordable housing, the Green Communities standard. The project is committed to achieving the highest levels of environmental, economic, and social sustainability.



1.2.6 Interpretation

The Parks at Walter Reed is located within the Walter Reed Army Medical Center Historic District (WRAMC HD). There is a long and rich history associated with the Army's occupation of the site, as well as Civil War activity. This history will be celebrated on site through interpretive signage and activities such as walking tours and heritage events. This historic program will be implemented incrementally as the site is developed. There are eleven locations associated with the WRAMC HD that have been preliminarily identified for inclusion in the Heritage Trail, which will be designed after site transfer. This trail is proposed to extend beyond the boundaries of the Parks at Walter Reed to the northwest section of the Historic District, and two sites are located beyond the boundaries of the Historic District to the south, for potential implementation by the surrounding community.

The eleven sites are identified in the diagram below:



Proposed Heritage Trail sites. EHT Traceries.

1. INTRODUCTION AND BACKGROUND

1.3 METHODOLOGY

1.3.1 Introduction and Participants

This document is intended as a comprehensive guide to The Parks at Walter Reed, an approximately 67-acre development on the historic Walter Reed Army Medical Center (“WRAMC”) Site. It provides the overall approach that can assure the site will be developed in a manner that respects the site’s history and character, that allows for appropriate development, and that fulfills the goals of the Base Reuse Plan and Small Area Plan. The document includes information that will explain the historic significance and inventory of the site and its historic and landscape resources, provide guidance and recommendations for preservation of those resources, provide design guidelines for new construction and landscape, and guide the preservation-related approvals process for future development.

This document is the result of product of numerous disciplines, primarily architects, planners, urban and landscape designers, architectural historians, landscape historians, historic preservation specialists, landscape architects, and civil engineers, as well as the Master Developer, working together to protect the site’s character, while meeting zoning, transportation, environmental, and preservation requirements; funding expectations; and community goals. It was initiated to provide all with an understanding of the basic needs, challenges, and opportunities for the preservation and development of approximately 66 acres of the WRAMC Historic District that is under the control of the Walter Reed Local Redevelopment Authority (“LRA”) and scheduled to be controlled by the Master Developer. This document does not apply to the remainder of the overall 110-acre site already controlled by the Department of State (DOS); and planned to be transferred to Children’s National Medical Center. The DOS site transfer occurred in Fall 2015, and Children’s Hospital is working towards transfer in Spring 2016.

Project Team/Participants:

- Architects and Planners: Torti Gallas Urban
- Architectural Historians and Historic Preservation Specialists: EHT Tracerics, Inc.
- Landscape Historians: Heritage Landscapes, LLC
- Landscape Architects: Oehme van Sweden
- Civil Engineers: Bowman Consulting Group DC PC
- Master Developer: TPWR Developer, LLC, a joint venture of Hines, Urban Atlantic, and Triden Development Group

1.3.2 Process

Step 1: Review of Documentation

The first step called for an understanding of the extensive historic documentation that had been collected by the U.S. Army and WRAMC. This included separate National Register nominations prepared by the U.S. Army and by the DC Preservation League. The architectural historians gathered all relevant material on the site and the individual resources. They created a database that could be expanded as needed and remain a relevant source of information accessible to all disciplines.

Step 2: Determination of Goals and Contents of Document

Working together, the project team determined the goals of the document and created an outline that identified the topics necessary to achieving these goals.

Step 3: Development of a Format for the Document

The architects developed a format for the document that could handle the content needs of each discipline.

Step 4: Identification of Historic and New Development Campus Character Areas

The landscape historians used historic documentation, historic aerial photographs and on-site study to identify the historic development of the site. This information was used to identify historic landscape character areas. The architects juxtaposed the organization of the site and the approved Base Reuse Plan and Small Area Plan, and used the Campus Character Areas identified by the landscapes historians. These areas were compared in an effort to understand how the different areas interfaced and how that could direct new development patterns and design guidelines.

Step 5: Development of Guidelines for Protection of Historic and Landscape Resources

The historic preservation specialists reviewed the historic resources and the landscape historians reviewed the landscape resources to determine the general physical integrity, including identification of the existence of alterations and additions. Guidelines based on the Secretary of the Interior Standards and Guidelines for the Treatment of Historic Properties were used as the basis for recommendations for the historic resources. The National Park Service's *A Guide to Cultural Landscape Reports: Contents, Process, and Techniques*, and the Secretary of Interior's *Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes* were the basis for recommendations related to the historic campus landscape.

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Step 6: Survey and Inventory of Historic and Landscape Resources

The landscape historians studied previously gathered historic documentation and conducted field reconnaissance to identify and map extant landscape features that contribute to the significance of the campus. The team located, documented, and assessed 77 character-defining features of the landscape in addition to 99 individual historic trees. This information aids in directing decision-making for the preservation of contributing features, enhancement of historic character, and optimization of harmonious new design.

Step 7: Development of Urban Design and Architecture Guidelines for New Development

The architects took into account information provided by historic preservation specialists and landscape historians to devise an approach to the Urban Design and Architecture Guidelines for New Development. The architects presented their approach to the team and a full discussion followed. The content of the Urban Design and Architecture Guidelines was refined and precedents that best illustrated the design approaches were selected for incorporation into the guidelines.

Step 8: Development of Landscape Preservation and Design Guidelines

The landscape architects took into account information provided by landscape historians to devise an approach to the Landscape Preservation and Design Guidelines. The landscape architects presented their approach to the team and a full discussion followed. The content of the Landscape Preservation and Design Guidelines was refined and precedents that best illustrated the design approaches were selected for incorporation into the guidelines.

Step 9: Analysis of Preservation Review Approvals Process

The LRA and the Master Developer discussed the preservation review process with Timothy Dennee, architectural historian with the DC State Historic Preservation Office (“SHPO”) who has been assigned to the WRAMC site throughout the LRA process. This discussion provided some guidance as to the appropriate approach to the design review process, and to seek comments and consensus from the Historic Preservation Review Board (“HPRB”).

Step 10: Community Engagement

The community was engaged in the development of the process for creating the Master Preservation Plan and Design Guidelines that is the subject of the document at a number of times. The Master Developer held an Intake Workshop in April 2016 that was coordinated with the Historic Preservation Office, and included representatives from ANC 4A and ANC 4B, the ANC 4B Design Committee, and members of the Walter Reed Community Advisory Committee (CAC, which is comprised of stakeholders representing ANC 4A, ANC 4B, Shepherd Park, Takoma, etc.), as well as the HPRB Chairwoman. The Master Developer separately presented to ANC 4A, ANC 4B, the ANC 4B Design Review Committee, and the CAC. Both ANC 4A and ANC 4B passed resolutions in support of the proposed Master Preservation Plan and Design Guidelines, with recommendations.

Step 11: Consideration and Incorporation of Community Comments

The team discussed the response and results of the Intake Workshop and made plans to make adjustments to the Master Preservation Plan as appropriate and possible.

Step 12: Prepare Draft Document

The team provided all material in two levels of review drafts to the architects leading to a final draft for review by HPRB and SHPO. The first level of review allowed for the general narrative and illustrations to be understood and discussed. Response from the Master Developer to this initial review was distributed and adjustments, edits, and additions were made. The second level of review was more formal and sought to identify weaknesses and missing information that needed to be corrected prior to finalizing the draft for submission to the HPRB. The final draft was submitted to the HPRB for formal review and comment.

Step 13: Follow up to HPRB Review and Comments

The team made all needed adjustments, edits, and additions to respond to HPRB comments. The architects finalized the document.

Step 14: Final Document Submitted to HPRB and Public

The final document has been published on the LRA website (www.walterreedlra.com) and will be published to the The Parks at Walter Reed web site upon site transfer.

1. INTRODUCTION AND BACKGROUND

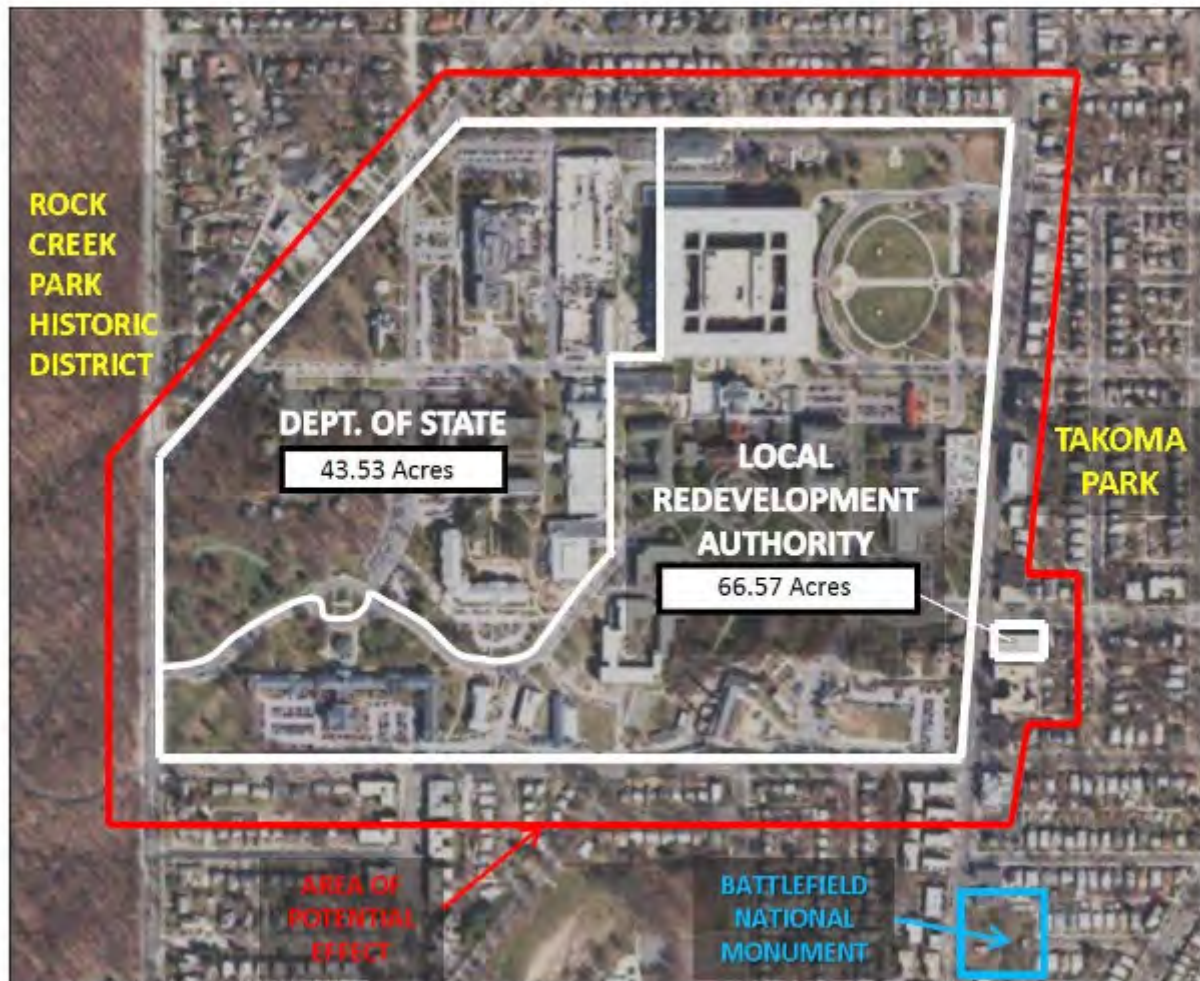
1.4 SUMMARY OF ARCHAEOLOGY

A Final Phase 1A archaeological assessment, “Final Phase IA Archaeological Assessment Walter Reed Army Medical Center, Washington, DC”, was prepared by Parsons for the U.S. Army Corps of Engineers in April 2014, and is posted on the LRA website (www.walterreedlra.com). The assessment identifies areas with potential for prehistoric and historic archaeological resources and past land disturbance activities that could have affected the preservation and integrity of archaeological remains, and provides specific recommendations for conducting geo-archaeological and Phase IB archaeological investigations in areas of the campus determined to retain sufficient soil integrity to contain intact archaeological deposits.

The study observed that small prehistoric sites such as hunting stands or limited use activity areas may have been located on terraces of small streams like Cameron’s Creek. It also found that two estates were previously located on the site, the Carberry/ Lay/Cameron estate and the Shepherd estate, but stated it has limited potential for archaeological resources related to the non-military historic occupation of the property. The study noted there is medium potential for Civil War-era artifacts, including expended ammunition, to occur on previously undeveloped areas of the facility. The study concluded that based on the extensive development on the LRA portion of the site, no intact archaeological sites are likely to be encountered. No geo-archaeological studies and no Phase IB shovel testing was recommended on the LRA parcel. A small area of potentially intact soils with limited cut and fill from prior construction was identified in the west central portion of WRAMC, in the area slated for transfer to the DOS. Both geo-archaeological assessment and Phase IB shovel testing are recommended in this area.

The assessment notes that activities associated with the Battle of Fort Stevens (July 11-12, 1864) partially took place on the WR campus. The battle represents the only one of the Civil War that occurred within the boundaries of the national capital. Though engagement was concentrated at Fort Stevens, the battlefield covered a much broader area, spanning from Fort DeRussy in the west (now located in Rock Creek Park) east to Fort Totten and covering much of the neighborhood now known as Shepherd Park, including the WR campus.

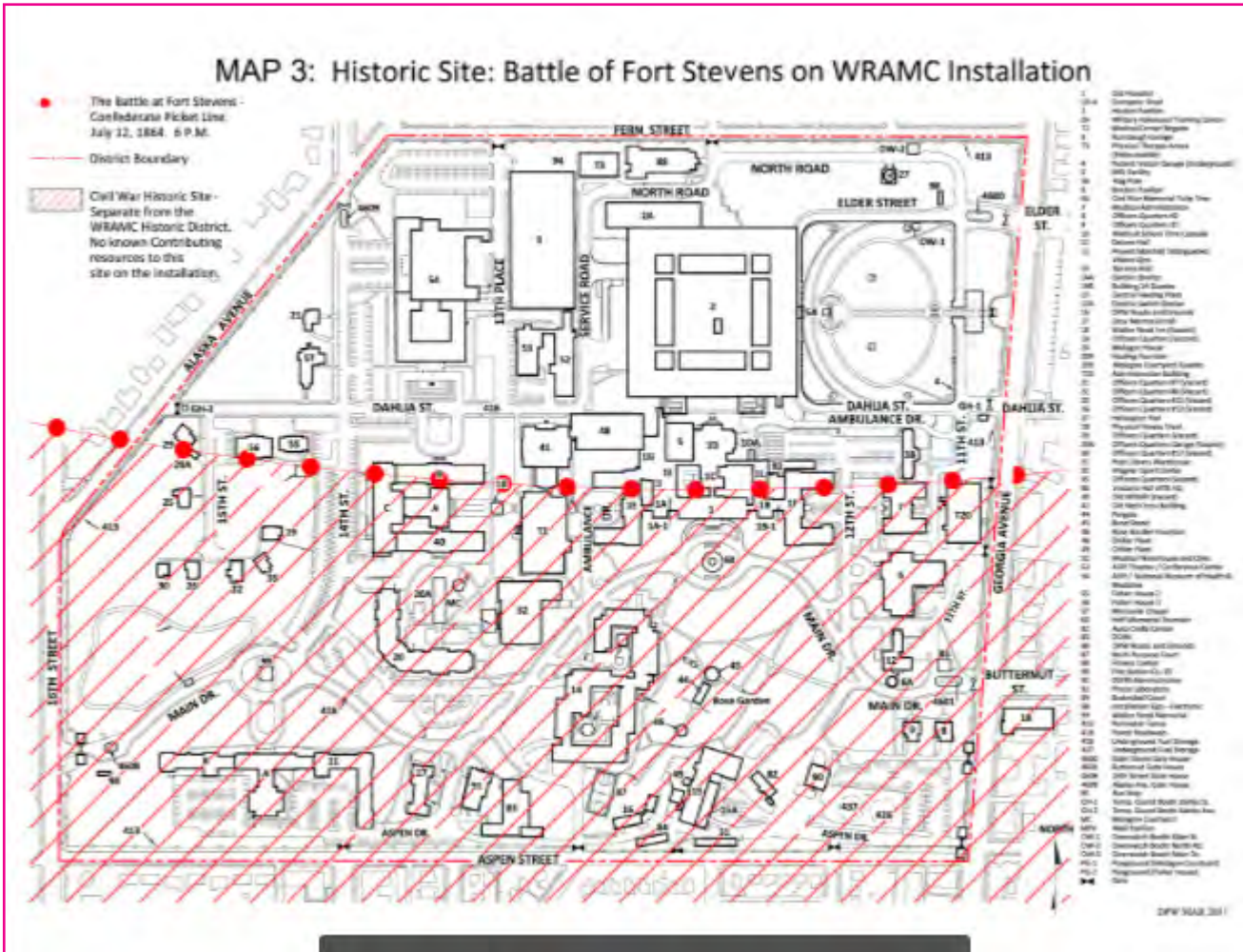
Prior to the initiation of site work, a monitoring program will be developed and implemented in coordination with the DC Archaeologist and the DC Historic Preservation Office.



Attachment B. Disposition of WRAMC Property and Area of Potential Effect.

WRAMC Property and Area of Potential Effect. *Final Phase IA Archaeological Assessment Walter Reed Army Medical Center, Washington, DC.*

1. INTRODUCTION AND BACKGROUND



Map showing Battle of Fort Stevens on WRAMC Installation. *Final Phase IA Archaeological Assessment Walter Reed Army Medical Center, Washington, DC.*

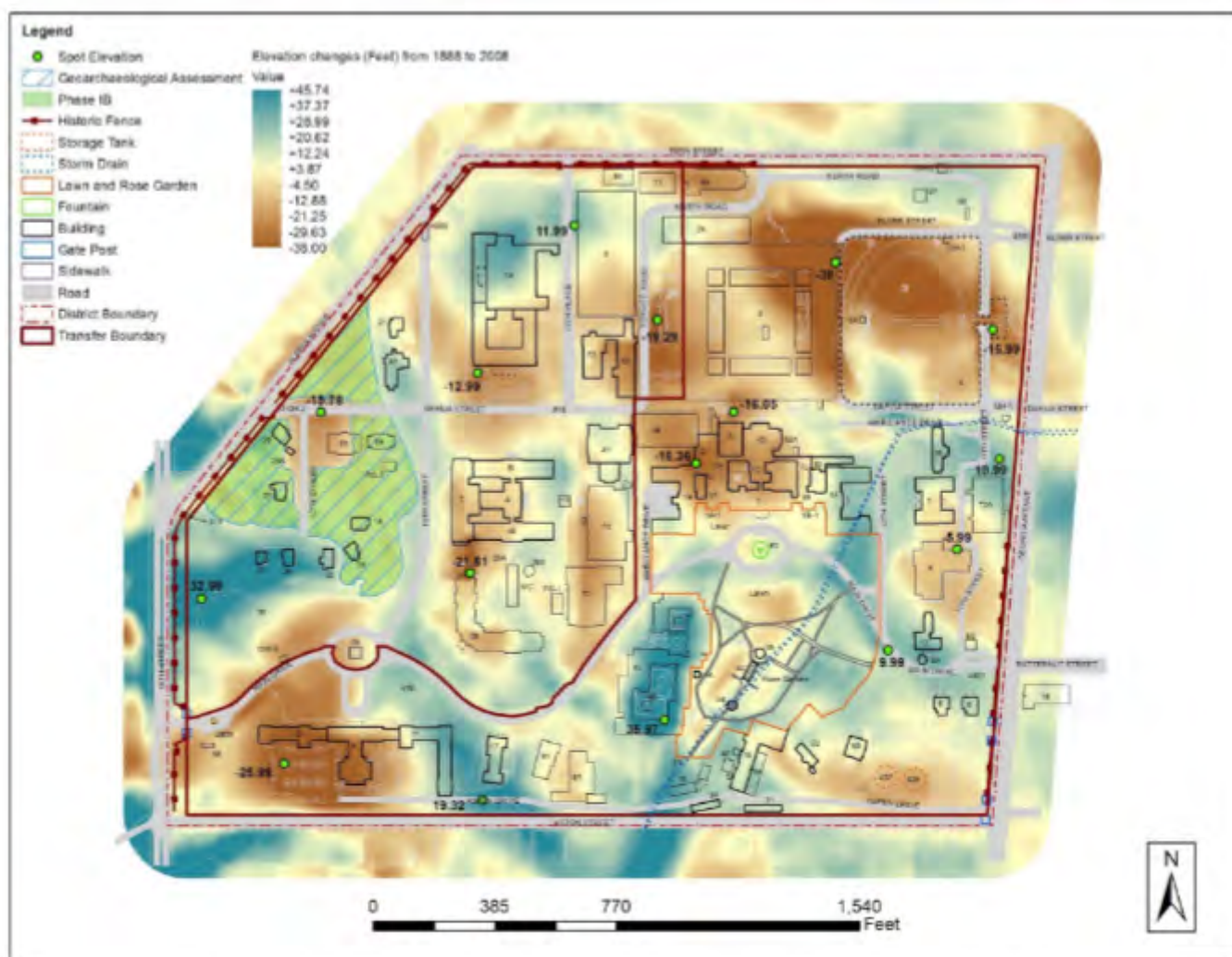


Figure 22: Areas on WRAMC Recommended for Further Investigations Overlaid on Detailed Campus Map

Site map showing areas on WRAMC recommended for further archaeological investigation. *Final Phase IA Archaeological Assessment Walter Reed Army Medical Center, Washington, DC.*

1. INTRODUCTION AND BACKGROUND

1.5 HISTORIC CONTEXT

1.5.1 History of Site

Introduction

The Walter Reed Army Medical Center (WRAMC) is a site of approximately 110 acres situated on a prominent plateau in the upper northwest quadrant of Washington, D.C., directly to the east of Rock Creek Park. The site is bounded to the east by Georgia Avenue, N.W., to the north by Fern Street, N.W., to the east by 16th Street, N.W., and Alaska Avenue, N.W., and to the south by Aspen Street N.W. In June 2014, the D.C. Historic Preservation Review Board (HPRB) designated the site to be a local historic district, eligible for listing in the National Register of Historic Places.¹ With a primary period of significance of 1905 to 1956, the WRAMC Historic District encompasses the Army medical campus in its entirety which includes forty-nine (49) contributing components, including historic buildings, structures.² The National Register Registration Form acknowledges but does not identify objects and landscape features of the campus.

The campus which is now known as WRAMC has been known by three different names over the course of its existence. First, between 1909 and 1923, it was called Walter Reed General Hospital. Then, between 1923 and 1951 it was called the Army Medical Center. And in 1951 until the campus closed in 2011, it was known as WRAMC.³ When originally conceived in the early twentieth century, the Walter Reed General Hospital was intended to concentrate around a large hospital and administrative building with separate and symmetrically arranged support buildings. These support buildings were to include additional wards, a mess hall, a dormitory, nurse quarters, and a chapel. Throughout the first half of the twentieth century, WRAMC was largely characterized by a uniformity of design and a cohesive palette of materials in the Neo-Colonial and Georgian Revival aesthetics. In the early 1950s after World War II, there was a shift away from historicized design styles to a more modern aesthetic which was typical in of all building types in the post-War built landscape.⁴

During the site's primary period of significance, buildings were sited within a park-like setting that featured large trees, design landscape elements, picturesque roads and walkways, and open green spaces. Ultimately, this site felt like a secluded natural landscape providing a serene and therapeutic environment for the hospital's patients, all while remaining entirely accessible to the center of Washington. Since the acquisition of the first piece of property, the entire campus has evolved according to necessity, but not always with sympathy to the original architectural and landscape intentions.⁵ As a result, some aspects of the original character of the campus's design have been negatively impacted by adjacent non-compatible structures and some original landscape features and circulation have either been eclipsed by new construction or re-routed. However, the campus as a whole retains a significant degree of integrity associated with design and construction, spatial relationships, formal landscape elements, and ultimately the overall character of the campus as it existed within its defined period of significance (1905-1956). While disturbed over time, the campus has some potential for archaeological sites or individual artifacts within the landscape. As development proceeds, a policy on archaeological sensitivity training and excavation monitoring will be put in place with construction team training as a required component.

¹ Historic Preservation Review Board Designation, Walter Reed Army Medical Center Historic District, Washington, District of Columbia, D.C. Office of Planning, Case Nos. 10-08 and 14-10. (2014), 1.

² National Register of Historic Places, Walter Reed Army Medical Center (WRAMC) Historic District, Washington, District of Columbia, Prepared by the U.S. Army Corp of Engineers, National Register #15000061, March 11, 2014, 7-1. The historic district also has a secondary period of significance correlating to the Battle of Fort Stevens on July 11 and 12, 1864. A portion of this Battle is fought on this site and therefor has potential for unearthing archaeological resources that date the time of the battle.

³ D.C. Inventory of Historic Sites, Walter Reed Army Medical Center Historic District, Washington, District of Columbia, Prepared by the D.C. Preservation League, April 2009, 7-1.

⁴ D.C. Inventory of Historic Sites, Walter Reed Army Medical Center Historic District, Washington, District of Columbia, Prepared by the D.C. Preservation League, April 2009, 7-1.

⁵ National Register of Historic Places, Walter Reed Army Medical Center (WRAMC) Historic District, #15000061, 7-1.

Early Site History and the Battle of Fort Stevens

During the nineteenth century, the area that currently encompasses the WRAMC was rural and isolated from downtown Washington.⁶ To the south of the site was a Civil War fort named Fort Stevens. On July 11, 1864 the Confederate Army entered the city's suburbs along the Seventh Street Turnpike, now known as Georgia Avenue, N.W., in an attempt to capture the Union capital of Washington D.C. Before the Confederate forces, led by Jubal A. Early, were able to seize Fort Stevens, Union troops and local volunteers were able to strengthen the earthwork fort. The battle continued as the Confederates reconnoitered and assessed the possibility of an assault, while at the same time destroying much of the surrounding community. Union troops regained control on July 12th, as General Early's troops retreated northward.

The battle represents the only one of the Civil War that occurred within the boundaries of the national capital and the only time when a sitting U.S. President came under enemy fire. Though named for Fort Stevens, where the engagement was concentrated, the battlefield covered a much broader area, spanning from Fort DeRussy in the west (now located in Rock Creek Park) east to Fort Totten and covering much of the neighborhood now known as Shepherd Park, including the WRAMC campus, north of Fort Stevens.

Activities associated with the Battle of Fort Stevens include Confederate bivouacking, staging, resource procurement, and sharpshooting. Union signaling and ambushes are documented in several historic accounts and maps as having occurred on property that later became WRAMC. Two areas of the campus have been identified as being directly associated with the battle and include the Carberry/Lay estate (southeastern corner of WRAMC); the July 12, 1864 Battlefield (covering the entirety of WRAMC); and the Confederate Battle Line, Bivouac and Staging Areas (northern edge) from July 12, 1864. Specific features on the landscape, particularly on the Carberry/Lay property, played prominent roles in the battle. Artifacts including cannonballs and lead bullets from the Civil War period have also reportedly been found on the campus. Two of the artifacts, cannon balls, have been incorporated into a memorial (Structure 6A) extant on the WRAMC campus.⁷



Cannonballs at Tulip Tree Memorial in front of Army Nurse Corps Home (Building 12)

In the 1880s, 131 acres of land between Seventh Street and Rock Creek was purchased by J.D. Cameron; this portion of land includes the approximate 110 acres that WRAMC occupies today.⁸

⁶ Walter Reed Local Redevelopment Authority, Final Reuse Plan, Washington: Office of the Deputy Mayor for Planning and Economic Development, July 13, 2012, 10.

⁷ National Register of Historic Places, Walter Reed Army Medical Center (WRAMC) Historic District, #15000061, 7-6.

⁸ Walter Reed Local Redevelopment Authority, Final Reuse Plan, 10.

Building Phase 1: Early-Twentieth Century (1905-1918)



In 1903 he commissioned local architects Marsh and Peter to produce a watercolor rendering and sketch plans for a medical campus. The plans featured the main hospital administration building set on a curving main drive, with groups of hospital wards, staff housing and a chapel, arranged in a nearly symmetrical pattern around an ample amount of open green space. The curving drive linked the most significant buildings on the site. A board appointed by the Secretary of War solicited for a suitable location in the District of Columbia with the result of “some forty different offers” proposed.¹⁰

The original site was bounded by Brightwood Avenue (renamed Georgia Avenue in 1909) on the east, Aspen Street on the south, a line near 14th Street on the west, and a portion of Dahlia Street on the north. In 1906, \$200,000 was appropriated for the construction of a new hospital and the land was designated a military reservation to be known

11 Walter Reed Local Redevelopment Authority, Final Reuse Plan, 10.

as the “Walter Reed United States Army General Hospital,” named for Borden’s friend Walter Reed. The central hospital and administration building (Building 1), designed by local architects Marsh and Peter in the Colonial/Georgian Revival style, was completed in 1908 and opened May 1, 1909 with administrative offices, room for 75 patients, an operating room and a kitchen.



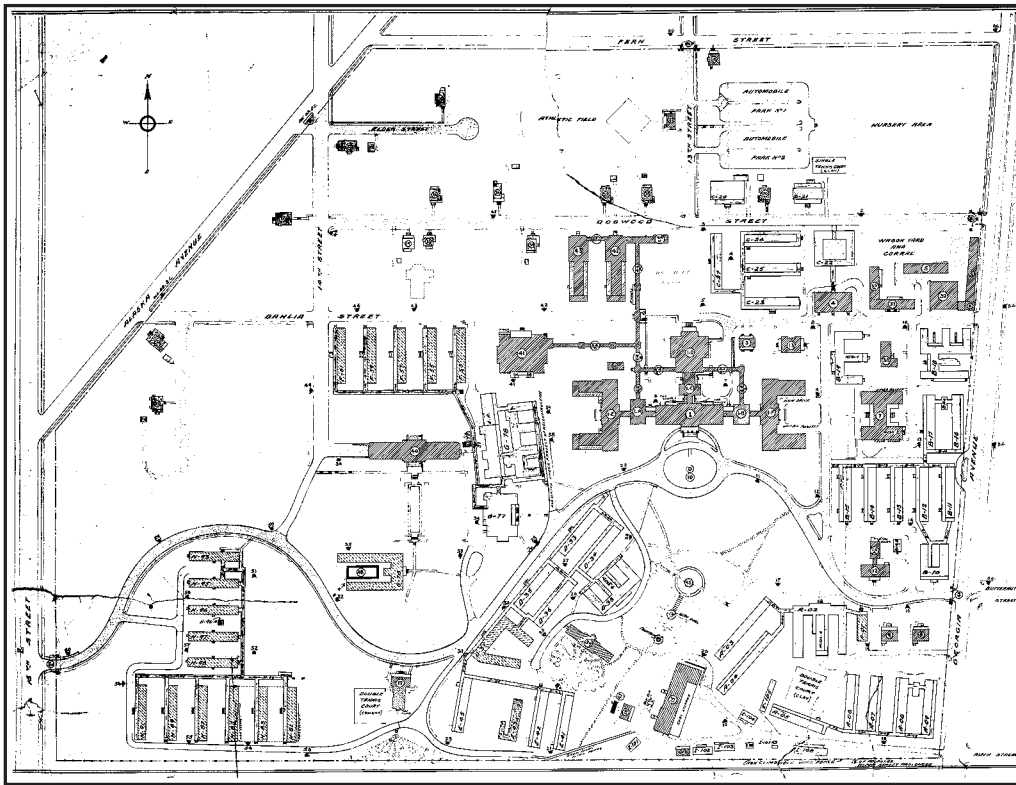
Main Hospital (Building 1), Circa 1909-1913. Library of Congress.

By 1917, Walter Reed was treating thousands of World War I patients and began to grow rapidly. At the beginning of the war, Walter Reed was only able to accommodate 121 patients. In 1918, two additional parcels of land were purchased. The first was 6.25 acres comprised of two triangular pieces of land (Parcels B and C) north of the original 1905 tract that were purchased in January/February of 1918 and was part of Alexander “Boss” Shepherd’s Sixteenth Street Heights subdivision. Then in March of 1918, an additional 19.77 acres (Parcel D) were added to the west of the original 1905 tract between the western boundaries of the property to Sixteenth Street, N.W., purchased from Myron M. Parker.¹² Also in 1918, the Army School of Nursing opened at Walter Reed; its first graduating class has more than 400 students.

¹² National Register of Historic Places, Walter Reed Army Medical Center (WRAMC) Historic District, #15000061, 7-10.

1. INTRODUCTION AND BACKGROUND

Building Phase 2: Between World War I and 2 (1919-1941)



1927 Site Map

In response to Post-World War I pressures, between 1920 and 1922, an additional 43.9 acres of land (Parcel E) were purchased on the north side of the campus from the Lynchburg Investment Corporation and multiple private homeowners.¹³ This piece of land featured a combination both of previously developed and unimproved lots, part of the original Sixteenth Street Heights subdivision to the north and west of the existing campus.¹⁴ This addition expanded the campus to its current size. A year later, after the campus was expanded and temporary buildings were constructed, that capacity grew to 2,500.¹⁵

In the face of the haphazard growth of the World War I period, a master plan study was conducted by the Surgeon General's office in 1919. The plan proposed a campus of symmetrical axes and Colonial Revival buildings. The full scope of the plan was never fully realized, but new construction of the 1920s and 1930s generally followed the plan's recommendations. During this era, there was a conscious attempt to remake the installation in an orderly fashion. For example, the temporary WWI wards were gradually moved and replaced with permanent wards located north of the Hospital. The new construction of this period was rational, symmetrical, and essentially focused on the axes that emanated from the Hospital. These axes incorporated both buildings and formal landscape features. By the end of the 1930s, the gradual clearing of the campus ground south of the Hospital was complete and the areas surrounding Main Drive were relatively open-spaced and bucolic.¹⁶

The largest percentage of buildings that contribute to the overall significance of the WRAMC date to the 1920s and early 1930s. Overall, construction during this period epitomized the preference for the Colonial/Georgian Revival

¹³ D.C. Inventory of Historic Sites, Walter Reed Army Medical Center Historic District, April 2009, 7-5.

¹⁴ National Register of Historic Places, Walter Reed Army Medical Center (WRAMC) Historic District, #15000061, 7-39.

¹⁵ Walter Reed Local Redevelopment Authority, Final Reuse Plan, 11.

¹⁶ National Register of Historic Places, Walter Reed Army Medical Center (WRAMC) Historic District, #15000061, 7-39.

style of the previous era.¹⁷ The most prominent buildings from the 1920s and 1930s include the Army Medical School (Building 40), the Red Cross Building, and the three large wings of the original Hospital (Buildings, 1D, 1E, and 1F), and Delano Hall (Building 11).

Also during this time period, a significant portion of the historic landscape was created. The designed landscape at WRAMC has evolved over time, largely depending on personal interest and priorities. During the 1920s and the tenure of Brigadier General James D. Glennan, the campus of what was then Walter Reed General Hospital, saw a significant degree of articulation to the greater site.¹⁸ This included the Lawn (Great Lawn) and Rose Gardens to the south of the Main Hospital (Building 1) in the early 1920s; the Pergola within the Great Lawn and Rose Gardens (Structure 44), constructed in 1921 and reconstructed in 1928; several drives and walkways, and fencing and fence posts.¹⁹ Also within this historic period, under different leadership, the Hoff Memorial Fountain (Structure 60) was constructed in 1935 at the entrance to the Main Hospital (Building 1), and the Bandstand was constructed (Structure 45) in 1941 in the Rose Garden.²⁰

Building Phase 3: World War II and the Early Cold War (1942-1956)

The majority of the construction during the 1940s consisted of permanent wards to the north of the Main Hospital (Building 1). However, a large majority of these buildings were demolished for the site of the Armed Force Institute of Pathology (Building 54) constructed in 1955. Aesthetically, the buildings from this period demonstrate a shift during and post-World War II towards Modern and mid-twentieth century Colonial Revival styles.²¹ A series of small, utilitarian buildings, mostly concentrated in the southern section of the campus, date from the 1940s through the end of this construction phase.

Also during this time period, In 1946, a Presidential Suite was created in the West Wing for then President Harry Truman and was later named the Eisenhower Presidential Suite after President Dwight Eisenhower, who died there in 1969. In 1948, General John Pershing died at Walter Reed. Pershing, who led US forces in Europe during WWI, was a vocal supporter of the hospital and advocated for the medical care of the soldiers who served under him.²² His room at Walter Reed in the Main Hospital became known as the “Pershing Suite” and thereafter housed famous officers during their hospital stays at Walter Reed.

The most significant building constructed during this time period was the Armed Forces Institute of Pathology (Building 54), built between 1951 and 1955 (later expanded in 1972). Designed by the local architectural firm of Faulkner, Kingsbury, and Stenhouse, the building was built to be atomic bomb-proof, with dense concrete walls and no windows. Decades later, the institute helped identify the remains of unknown soldiers from Vietnam and victims of the September 11th terrorist attacks. Located to the northwest of the Main Hospital Building (Building 1), it was dedicated on May 26, 1955 by President Dwight D. Eisenhower. Not only was this building the first permanent structure built by the recently unified Armed Forces, it also is significance for being the first and only building in the United States designed to survive a hydrogen bomb.²³ The building represents the greatest influence of Modern design on the WRAMC campus.

17 National Register of Historic Places, Walter Reed Army Medical Center (WRAMC) Historic District, #15000061, 7-59.

18 National Register of Historic Places, Walter Reed Army Medical Center (WRAMC) Historic District, #15000061, 7-39.

19 D.C. Inventory of Historic Sites, Walter Reed Army Medical Center Historic District, April 2009, 7-10 and 7-11.

20 National Register of Historic Places, Walter Reed Army Medical Center (WRAMC) Historic District, #15000061, 7-66.

21 National Register of Historic Places, Walter Reed Army Medical Center (WRAMC) Historic District, #15000061, 7-51.

22 Walter Reed Local Redevelopment Authority, Final Reuse Plan, 11.

23 National Register of Historic Places, Walter Reed Army Medical Center (WRAMC) Historic District, #15000061, 7-56.

1. INTRODUCTION AND BACKGROUND



Armed Forces Institute of Pathology (Building 54), circa 2010. DCPL.

Building Phase 4: Post- Period of Significance (1957-2007)

Into the second-half of the twentieth century there continued to be growth on the campus, but any new construction does not contribute to the primary historic significance of WRAMC. In 1972, a large addition was constructed to the Armed Forces Institute of Pathology (Building 54) to house the National Museum of Health and Medicine at WRAMC. Five years later, in 1977, Heaton Pavilion (Building 2) opened. Building 2 became the primary hospital building, while Building 1 became administrative. Other new construction during this time period includes the Military Advanced Training Center (Building 2A), constructed in 2007, and several utilitarian structures.



Heaton Pavilion (Building 2), circa 2013. Traceries.

In 2005, the Base Realignment and Closure Commission (BRAC), recommended that the Army close WRAMC, with the name to be carried to the new Walter Reed National Military Medical Center in Bethesda, Maryland. In 2011, WRAMC was decommissioned. For over a century, WRAMC provided facilities for patient care, medical research, and education development for the Armed Forces of the United States. Patients have included soldiers from all branches of the United States Armed Forces, retired military personnel, their dependents, and heads of state, and several high-ranking government officials.²⁴

24 Walter Reed Local Redevelopment Authority, Final Reuse Plan, 12.

1.6 MAPS AND DRAWINGS

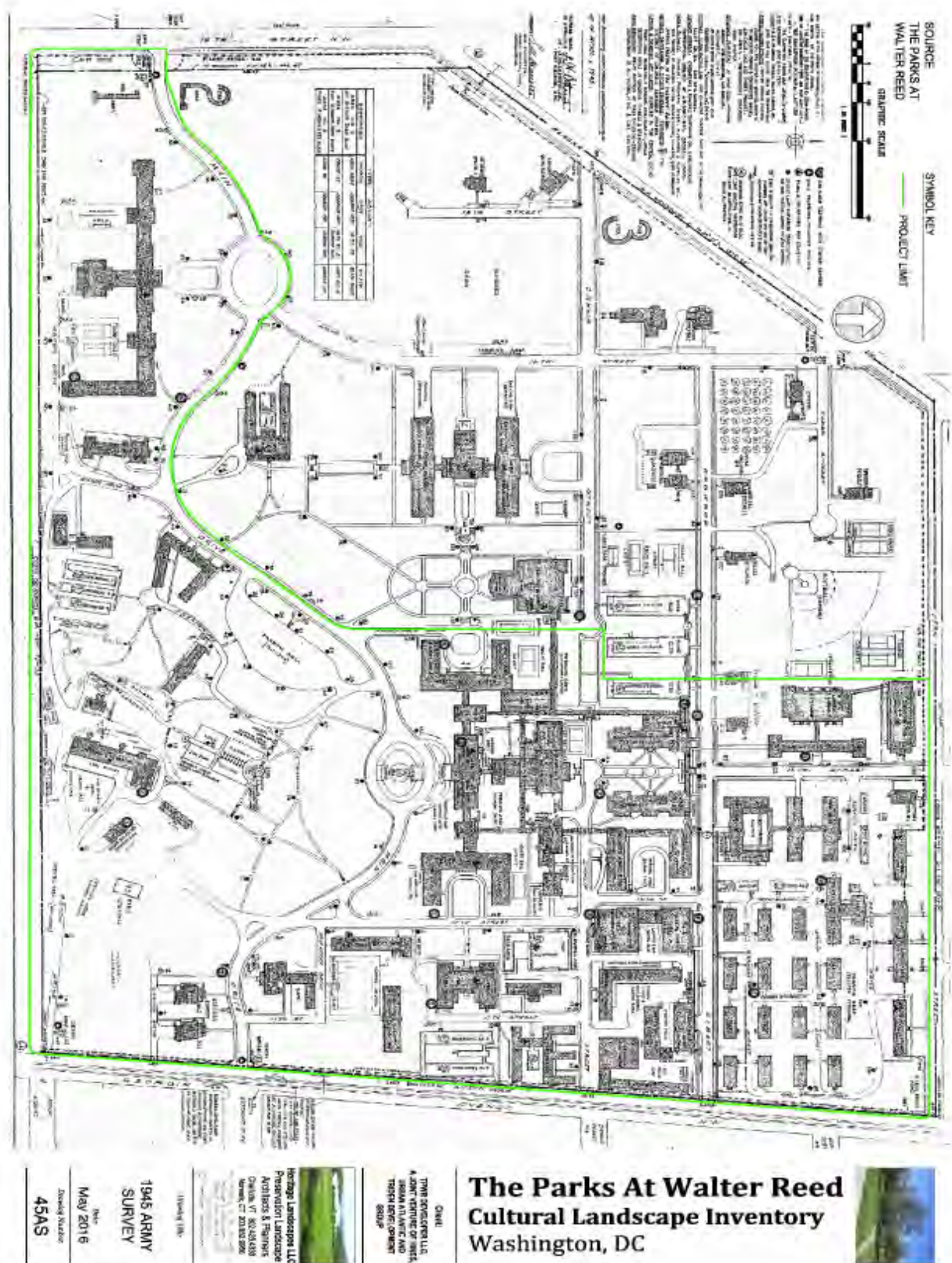
Key graphic references for Preservation Master Plan include maps and drawings documents that range in date from the period of significance to the present day:

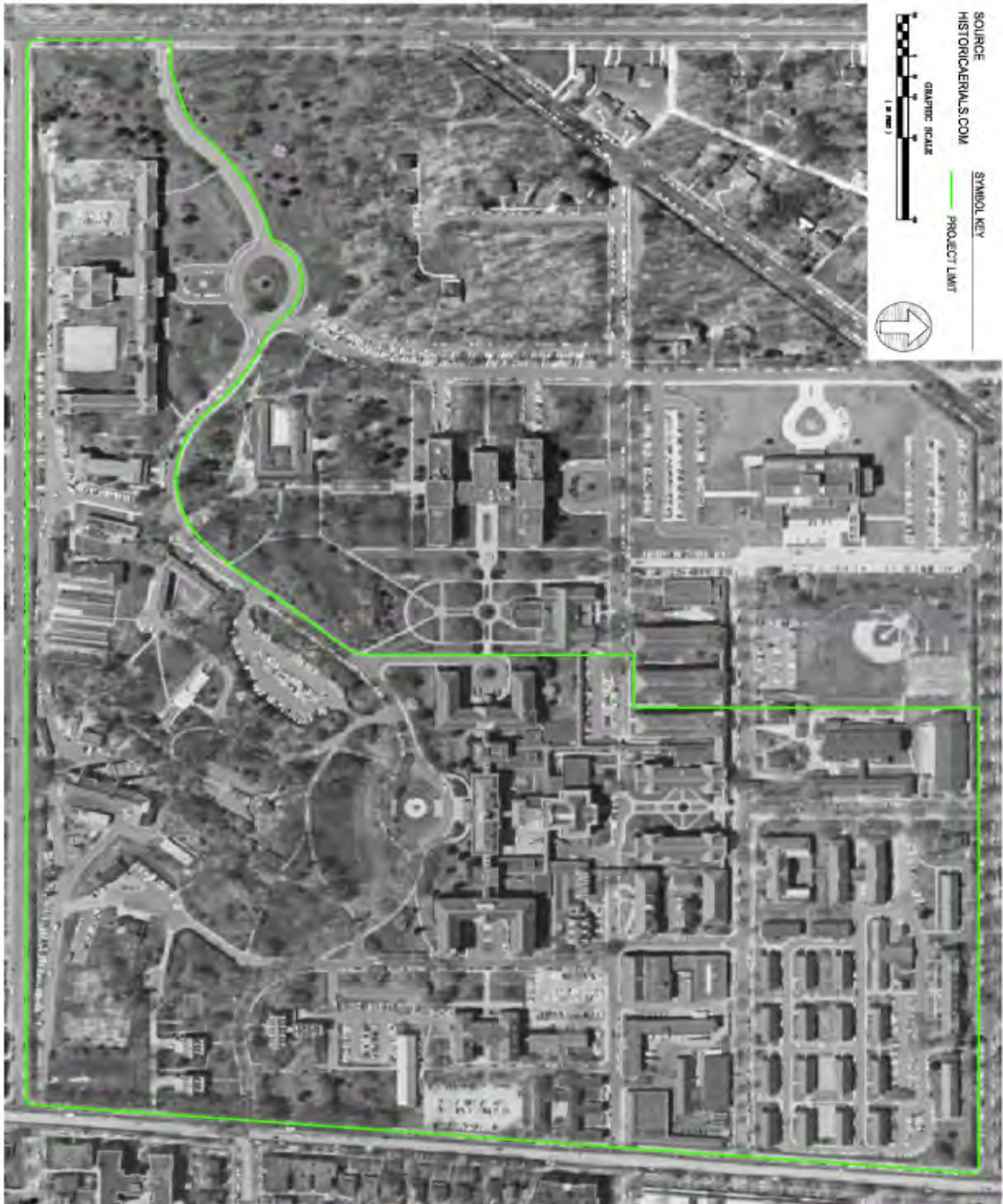
- 1945 Army Survey
- 1957 Aerial Photograph
- 2015 Aerial Photograph
- Campus Landscape Features Plan 1
- Campus Landscape Features Plan 2 (Vegetation)

This drawing set reveals important aspects of continuity and change in the campus over time and features the best available sources that document landscape evolution to the end of the Period of Significance, 1905 to 1955. The 1945 Army Survey records the build out of the campus at the end of the Second World War with detailed notes about landscape features such as dates of installation for fence segments and rose garden features. The 1957 Aerial, an image of the campus shortly after the Period of Significance, demonstrates landscape change up to this point like the Armed Forces Institute of Pathology (Building 54), dedicated in 1955. The 2015 Aerial Photograph shows the current campus with altered features particularly in the north of the campus. The modified landscapes around Abrams Hall (Building 14) west of the rose garden in CCA 1 and Heaton Pavilion (Building 2) in CCA 3 reveal significant change since the Period of Significance.

Landscape features that remain from the campus in 1955 provide the historic character experienced today. This unique identity is afforded by the retention of character-defining features. Campus Landscape Features Plans identify the 77 instances of historic landscape expression that have persisted to the present in whole or remnant form. Plan 1 covers a wide range of landscape feature types such as spatial organization and circulation while Plan 2 identifies vegetation features such as the historic trees of each CCA. The plan set shows the location of the interrelated, specific features that together reflect the historic ethos of the Parks at Walter Reed.

1. INTRODUCTION AND BACKGROUND





The Parks At Walter Reed Cultural Landscape Inventory Washington, DC

CLIENT
TOWN DEVELOPERS LLC
A JOINT VENTURE OF HNTB,
URBAN ATLANTIC AND
TERRACON DEVELOPMENT
GROUP

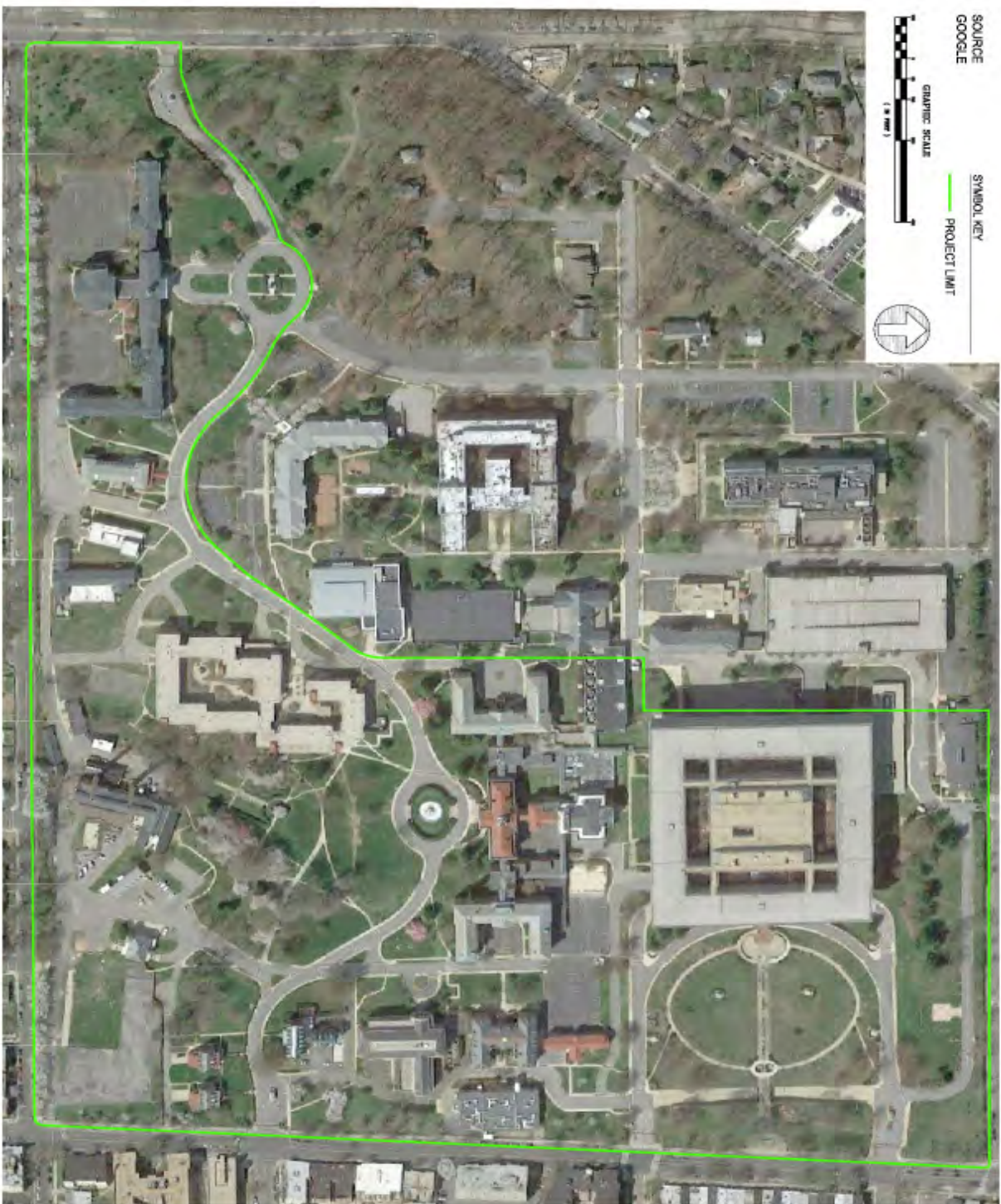


Heritage Landscapes LLC
Preservation Landscape
Architects & Planners
OAKLAND, VT 05445-4000
TEL: 802.453.8888
WWW.HERITAGELANDSCAPES.COM

**1957 AERIAL
PHOTOGRAPH**

Date
May 2016
Drawn by
57AP

1. INTRODUCTION AND BACKGROUND



The Parks At Walter Reed Cultural Landscape Inventory Washington, DC

Client
THIN DEVIL, OPEN LLC,
A JOINT VENTURE OF HINZ,
URBAN KILLING AND
TERRA DEVELOPMENT
GROUP

Heritage Landscapes LLC
Preservation Landscapes
Architecture & Planning
One Park St., Suite 400
Boston, MA 02108
Tel: 617.552.1234
Fax: 617.552.1235
www.heritage-landscapes.com

Design Date

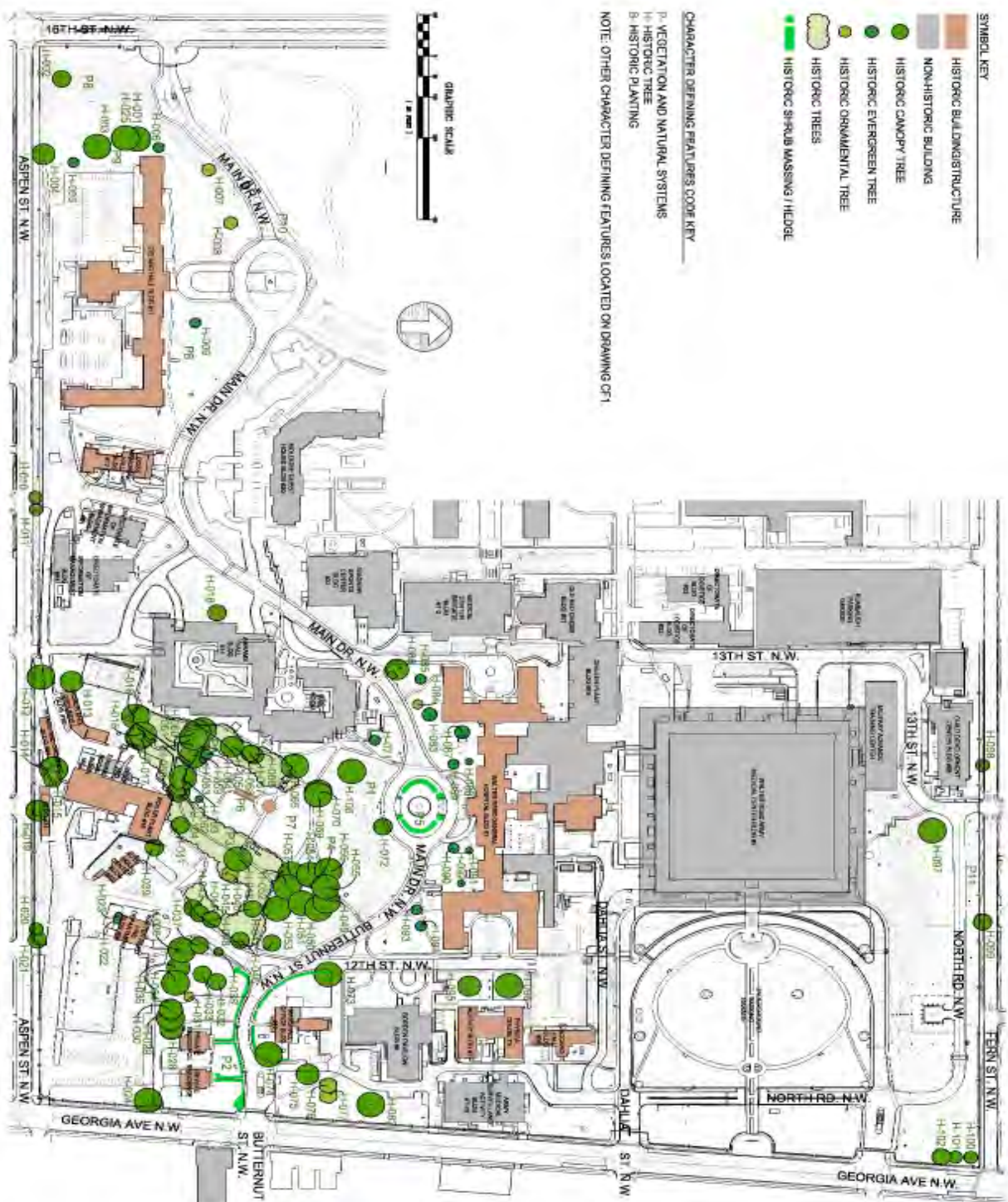
**2015 AERIAL
PHOTOGRAPH**

Date
May 2016

Design Number

15AP

1. INTRODUCTION AND BACKGROUND



The Parks At Walter Reed Cultural Landscape Inventory Washington, DC

THAR DEVELOPER LLC,
A JOINT VENTURE OF INTEL
CORPORATION AND
TIGER DEVELOPMENT
GROUP

Horstige Landscapes LLC
Preservation Landscape
Architects & Planners
Charlotte, VT 802.425.4339
Newark, CT 203.853.9926

Drawing Title:
**CAMPUS
 LANDSCAPE
 FEATURES
 PLAN 2**
 Date:
 May 2016
 Drawing Number:
CF2

1.7 PRESERVATION STATUS

1.7.1 Preservation Designation

The DC Historic Preservation Review Board (“HPRB”) has approved the WRAMC Historic District for listing in the DC Inventory of Historic Sites, and the Historic District was listed in the National Register of Historic Places in March 2016.

By virtue of the Historic Preservation Review Board recommending the forwarding of the nomination, the Historic District is protected in its entirety under DC Historic Protection Act DC Law 2-144, as amended upon the property being transferred to the District of Columbia.

1.7.2 Statement of Significance

From the Application for Historic Landmark or Historic District Designation for Walter Reed Army Medical Center Historic District, prepared by the US Army:

The WRAMC Historic District is eligible for listing in the National Register of Historic Places under criteria A, B, and C. Under criterion A, the district is associated with United States Army medical history, specifically as related to the spread and containment of disease, medical education and nurses training, and volunteerism in the care of patients, as well as Cold War experimentation and precautions. Under criterion B, the district is associated with bacteriologist, Major W. C. Borden, and his unparalleled efforts to found the institution and Major Walter Reed for his association with all three medical institutions that eventually became housed at the WR campus. Under criterion C, architectural merit is attributed to the WRAMC’s buildings and structures, including colonial, Georgian Revival, neoclassical, and Gothic Revival styles. In addition, the formal landscaping represents the tradition of Beaux Arts design and City Beautiful planning. Residential buildings constructed on the west side of campus include American Foursquare, Craftsman bungalow, and Colonial Revival styles.

The WRAMC Historic District retains integrity of location, design, setting, materials, workmanship, feeling, and association although integrity of design has been compromised. The location of WRAMC is intact, situated in northwest Washington DC on a prominent plateau between Georgia Avenue, Aspen Street, 16th Street and Alaska Avenue, and Fern Street. The location includes the original parcel purchased for Walter Reed General Hospital in 1905 and additional parcels obtained through 1922 to expand the WR campus.

The design of buildings, structures, and landscape at WRAMC include a variety of styles (Colonial Revival, specifically Georgian Revival, Neoclassical, Gothic Revival, and Craftsman) which are consistent through the period of significance. Some post-1956 design (e.g., Mologne House and Borden Pavilion) represent compatible design values including brick construction, and classical references in rooflines, facade arrangements, window framing, and decorative motifs. Successful traits in these buildings also include a harmonious alignment of floors, stories, sills, raised basements, mortar joints, and moldings and trim, with neighboring historic buildings. Other post-1956 designs have created harsh and incompatible buildings disrupting the historic character of the district through inappropriate scale, materials, design, and massing and include the modern hospital (Heaton Pavilion, Building 2), Abrams Hall (Building 14), and Rumbaugh Garage (Building 3). The formal landscaping with curvilinear drives, elliptical entries, courtyards, hedges, and flowering gardens have been modified through demolition and new construction of buildings and the addition of entrances which redirected circulation and functional patterns. Even though some original buildings have been replaced and some of the grounds altered, the original design around the Main Building (Building 1) and its associated landscape are extant.

The setting of WRAMC was originally isolated in northern Washington DC, accessible only by railroad and streetcar; through the period of significance, the setting has changed from a relatively undeveloped area to residential

1. INTRODUCTION AND BACKGROUND

encroachment and urbanization. The Civil War-era setting has been destroyed through extensive development of the campus and alterations to the landscape since the battle with no features associated with Carberry/Lay Estate (sharpshooter trees, Cameron's Creek) or with the original battlefield intact.

Materials have been consistently used throughout WRAMC with minimal replacement or rehabilitation and include red brick, slate roof tiles, copper sheathing (e.g. Building 1 cupola and Building 1D cornice), and limestone cornices, watertables, string courses, keystones, and sills. Some materials have been replaced such as the four stylized birds (penguins) associated with the Hoff Fountain (Structure 60). The integrity of workmanship is evident in the leaded glass windows, and the Gray Lady and male busts on the exterior of the Gothic style Memorial Chapel (Building 57).

WRAMC retains integrity of both feeling and association; the extensive network of buildings, particularly the Main Building (Building 1) and its many additions, illustrate the evolving nature of Army medical knowledge and application through increased building construction and varying functional needs. The overall organization and development of the WR campus pays homage to the realization of Major Borden's efforts to establish a premiere nationwide Army medical facility and the evolution of that goal into a large medical complex represented by changing medical practices and continual advancements in Army medicine in the 20th century. WRAMC is directly associated with the development and growth of the United States Army medical research and practical application.¹

1.7.3 Period of Significance

The nomination prepared by the U.S. Army identified a Period of Significance of July 11-12, 1864 (covering the site's association with Civil War activity), and from 1905 through 1956. The DC Historic Preservation Review Board (HPRB) concurred with these recommendations at the designation hearing for Historic District held April 24, 2014. The Walter Reed Historic District was listed in the National Register of Historic Places in March 2016.

1905 is the date when use of the first parcel of land for the Army General Hospital was authorized, which by 1909 was the site of the new 85-bed hospital. The hospital site expanded in acreage as well as increased medical treatment services and after World War I actively engaged in medical research into infectious diseases.

1956 is considered the end of the Period of Significance. This year corresponds to the end of the Korean War, a major shift in the direction of the Army's medical studies, and the introduction of a new aesthetic to the campus. In 1955, a new building was opened to house the American Institute of Pathology. Designed in the Brutalist Style, it represents a strong aesthetic departure from the Colonial, Georgian Revival, and neoclassical styles that dominated the campus until that time. 1955 is also the year that the Army Medical School became the Walter Reed Institute of Research, expanding medical training beyond care into new avenues of research. The work that occurred at these two facilities dramatically expanded Walter Reed's prowess in medical research, expanding Walter Reed into a new era of medical treatment and science with a special focus on research into the effects of nuclear and bio-warfare. This date also relates to a demonstrable change in attitude about the landscape aesthetic and how it should be maintained. Landscape design no longer was inspired by the bucolic principles and the need to provide space for automobile parking increasingly resulted in the loss of greenspace.

1.7.4 Preservation Approval Requirements

Currently WRAMC is a federal property under the control of the US Army. As such the disposition of the site has been the subject of a Section 106 Consultation. This consultation process is designed to protect historic properties from adverse effects that would result from a federal action. To protect WRAMC, the Army entered into a Memorandum of Agreement with the DC State Historic Preservation Officer (DC SHPO), the Advisory Council on Historic Preservation (ACHP), and the District of Columbia that required the Army to undertake mitigation to balance the adverse effects of closing the site and transferring it to DC which would then pass it on to private ownership.

¹ Section 8, pages 20-21, Application for Historic Landmark or Historic District Designation for Walter Reed Army Medical Center Historic District, prepared by the US Army.

The major mitigation identified in the MOA was the preparation of a nomination for the designation of WRAMC as a Historic District. This action, which led to the historic district listing in the National Register of Historic Places and the DC Inventory of Historic Sites, protects WRAMC and its contributing resources once it is transferred to DC and then to the Master Developer by invoking The D.C. Historic Landmark and Historic District Protection Act (DC Law 2-144, D.C. Code §6-1101 et seq.)

DC Law 2-144 requires that any permit application seeking the alteration, addition, new construction, or subdivision relating to the Historic District or any of its contributing resources must be reviewed by the DC HPRB prior to being approved and issued. Demolition and in some cases subdivisions require the review of the HPRB and the approval of the Mayor's Agent on Historic Preservation. This review process ensures that the public is made aware and can participate in any public meetings and hearings related to the request for the issuance of the permit.

At this time the Parks at Walter Reed is in the early stages of planning. The Master Developer does not yet have formal possession or control of the property and is not ready to initiate permit applications. Instead, work is focused on the development of a Master Plan that includes preservation and design guidelines and is consistent with the intention of the LRA's Base Reuse Plan, the Small Area Plan, and the Walter Reed (WR) Zone ruling, as well as concerns of the District Department of Transportation, sustainability, energy, and other regulatory interests and requirements. The HPRB does not have authority to approve a master plan; however, it has been shown that it is prudent to provide HPRB with information on the master plan for a large site, which in this case encompasses the entire historic district, for its consideration. This allows the HPRB to understand the proposal for the site's redevelopment, how the overall project is being approached, how preservation issues related to built and natural resources will be addressed, and how new buildings and landscape will be designed to be compatible with the overall historic district and its individual resources. Comments from HPRB give the Master Developer insight into the board's views as the project moves forward with work that will require DC permits.

1.7.5 Anticipated Alterations, Additions, and Demolition

The adaptive reuse at the Parks at Walter Reed is likely to require alterations and additions to historic buildings and structures, as well as limited demolition. This document directs the preparation and implementation of individual Historic Preservation Plans (HPPs) for each historic building and structure as projects are proposed. It is anticipated at this time that additions will be built at Buildings 1 and 11.

Additions and alterations are permitted as long as they follow the intent of the guidelines presented in this document in Chapter 3 - Urban Design and Architecture Guidelines for New Development. The design of the additions and alterations shall be compatible with and secondary to historic buildings and structures. Additions and alterations will also be consistent with the Secretary of Interior Standards and the DC HPO Design Guidelines.

To implement the Master Plan for the Parks at Walter Reed, the demolition of three contributing buildings is required. The proposed demolition has been recognized as necessary to achieve the proposed street network and plan.



Diagram showing existing historic buildings and structures to remain in red, and existing historic buildings proposed for demolition in yellow. Torti Gallas Partners.

2. THE PARKS AT WALTER REED CAMPUS PRESERVATION MASTER PLAN

2. PRESERVATION MASTER PLAN

2.1 OVERALL SITE PRESERVATION GOALS AND APPROACH

2.1.1 Introduction to Overall Site Preservation Goals and Approach

The Master Developer of The Parks at Walter Reed understands its responsibility to ensure that the historic character of the campus, including significant built and natural features, is retained and enhanced as part of the redevelopment. Critical to this goal is the definition of the site's historic character. While this character as a whole is visually comprehensible, defining how this character has been created is more complicated. It is also a product of continuing change. The historic district has a Period of Significance from July 11-12, 1864, and 1905 through 1956, more than fifty years. The beauty of the campus, despite changes that were needed over the years to support the Army's activities, lies in the continuation of the overall aesthetic theme of Colonial Revival style in plan, landscape, and architecture. There are places where the theme has been varied, and places where the changes do not contribute to the overall aesthetic; however, the historic character is sufficiently intact.

To continue to preserve that character while introducing new uses, new buildings, and new landscape into the historic setting is a challenge. The Master Developer has brought together a team of preservation professionals to collaborate in the identification, analysis, and evaluation of built and natural resources and their role in the creation of the overall character. Research completed prior to this project has been supplemented with inventories of architectural and landscape resources to allow for a more complete understanding of the property. While understanding that the campus overall has a cohesive character, analysis of the inventory findings has resulted in an understanding of the Parks section of the campus as a product of three areas with distinct character. The resulting preservation guidelines are based on an understanding of the site within this framework and correspond to the characters of each area.

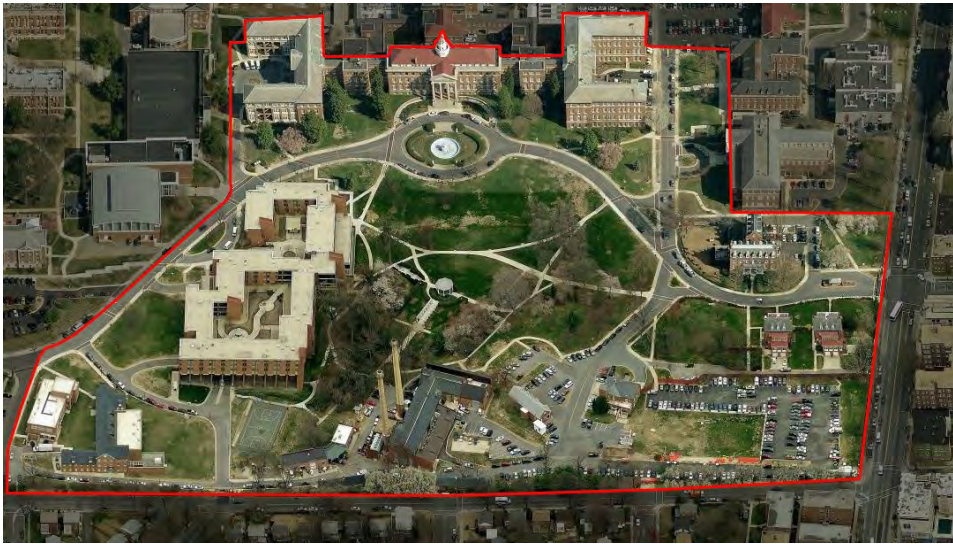
It is important to remember that although dependent on the preservation of individual resources, it is the overall character that must be preserved first and foremost. The information gathered below represents a comprehensive look at the resources, placing them in Campus Character Areas (CCAs) as the first step to understanding their role in the creation of the space. The Preservation Guidelines address overall goals for each area. As work is proposed to rehabilitate specific historic buildings and landscape, and as new construction and new landscape plans are initiated, individual Historic Preservation Plans (HPPs) will be prepared for each related project. Each HPP will provide guidance and recommendations for the reuse and rehabilitation of the historic structures, including additions and alterations, which will be consistent with the Secretary of Interior Standards and the DC HPO Design Guidelines. This information will be used by the architects and landscape architects as they proceed to design new development on the site, always working with the benefit of the information and guidelines intended to protect WRAMC's historic character for the future. It is anticipated that Buildings 1 and 11 will potentially have additions. Additions are permitted under the guidelines, and will be compatible with and secondary to historic buildings.

2.2 CAMPUS CHARACTER AREAS

2.2.1 Identification of Campus Character Areas

The Master Preservation Plan applies the concepts of Campus Character Areas (CCA) to the WRAMC in order to assess historic character of different parts of the campus over time. These areas are distinct areas within a cultural landscape that communicate the identity of the landscape as it is currently organized in space. Physical features such as ridgelines, drives, and clusters of buildings make up the boundaries between the three CCAs designated as east, west and north. These CCAs underpin the various "character zones" that are created by the design team as organizing units for the proposed development of the campus.

CCA 1: East Campus



CCA 1 East Campus forms the iconic heart of the WRAMC landscape and consequently contains the vast majority of the character-defining features of the property (52 plus 83 trees) and buildings. Together with CCA 2 West Campus, these areas constitute the historic core of the campus and warrant careful consideration during development for The Parks at Walter Reed. Seven identifiable, historic “component landscapes” pattern the landscape of the area:

- Butternut Street east entry landscape and residential setting of the Marshall Building (Building 12) and the Officers Quarters (Buildings 8 and 9)
- Elliptical drive with entry setting at the original Hospital Building (1) and the Hoff Memorial Fountain
- Lawn South of Building 1 (Great Lawn¹) with bandstand
- Rose garden with trellis including the boulders and basin
- Sunken garden and paths - rockery, woodland, west glade
- Southeast utility landscape with Fire Station, Boiler Plant and towers
- Southeast slope, now substantially altered with Abrams Hall (#14) and the Directorate of Information Management Buildings (Buildings 91 and 83)

Views to significant buildings, open slopes of the Great Lawn, arranged groves and individual trees, and formal gardens indicate the special character of this area. Features like the main east entry from Georgia Avenue, the symmetrically curving, graceful Main Drive, and distinctive topography that organizes circulation and clusters buildings around the central bowl comprise the primary features that define spatial organization within CCA 1. The landscape in this part of the campus reflects intentional evolution with hospital buildings to create a therapeutic environment that is characteristic of early 20th century hospitals. Strolling paths and gardens provide passive recreation and access within the CCA. The visually and spatially important Great Lawn serves as an informal amphitheater as well as gathering, event or mustering grounds.

¹ Research to date does not offer a consistent historical name for the broad, sloping lawn south of the Main Hospital (Building 1). While the National Register of Historic Places nomination for Walter Reed Army Medical Center (WRAMC) Historic District refers to the feature as the “Lawn”, contemporary planning documents such as the Base Reuse Plan, Small Area Plan, and Land Disposition Agreement apply the label “Great Lawn”. This term evokes the open, gathering spaces designed in public parks by the firms of Frederick Law Olmsted, Sr. in the 19th century.

2. PRESERVATION MASTER PLAN

CCA 2: West Campus

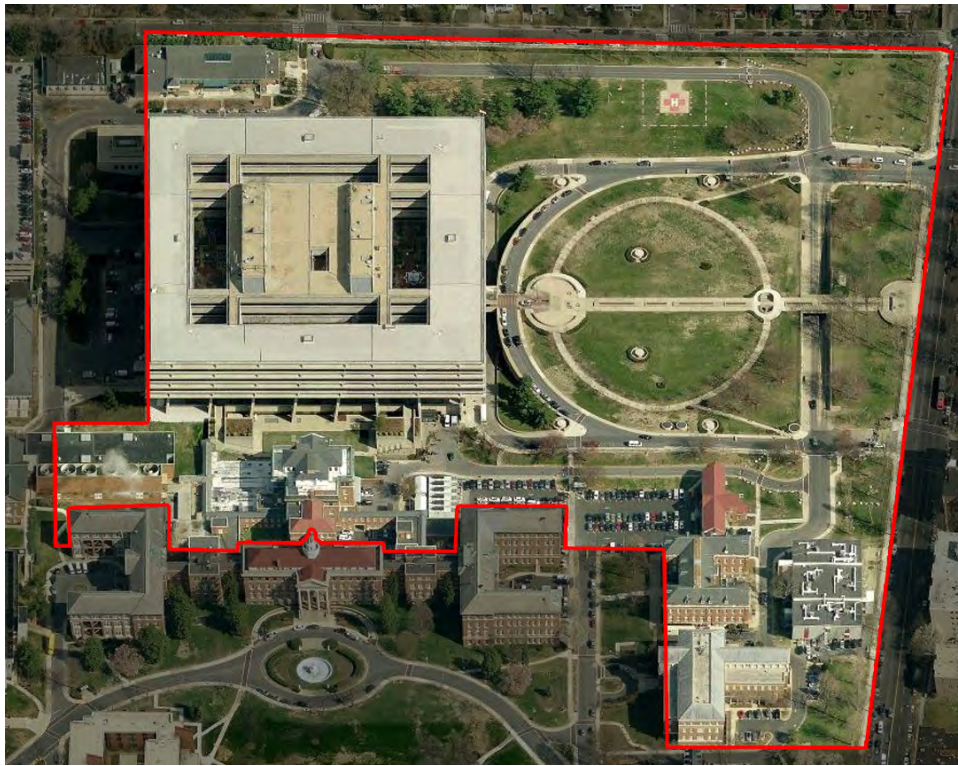


CCA 2 West Campus complements CCA 1 and shares features such as the curving Main Drive. The 18 character-defining landscape features, 11 individual historic trees, and 2 buildings indicate the importance that this area contributes to the whole of the historic campus. The organization of space largely relates to level landscape setting of Delano Hall (#11) and the surrounding slopes. Definable component landscapes include

- West entry landscape at 16th Street including the park-like settings south of the entry and in the right-of-way north of Main Drive
- Elliptical drive and island setting with Walter Reed Monument
- Entry setting of Delano Hall (#11)
- Delano Hall (#11) south courtyards/parking

The park-like landscape settings of trees over turf, the Main Drive, and the expansive presence of Delano Hall (#11) create a framework for the pervasive character of CCA 2. Although this area took form by the early 1930s, a decade after CCA 1, it evokes a harmonious yet distinct continuation of hospital traditions that incorporate a spacious and bucolic landscape to create institutional identity and promote healing.

CCA 3: North Campus



CCA 3 North Campus reflects the perennial waves of construction that first replaced nurseries and athletic facilities with promenades and a grid of barracks, and later, with a massive clinical facility and parallel landscape. Built between 1972 and 1977, Building #2 and the underground parking garage (Building 4) and park to the east comprehensively substituted historic campus character such that only 4 character-defining landscape features, 7 historic trees, and 1 historic building remain. Scattered entries, road alignments and the spatial relationship between the perimeter fence of the campus and the residential neighborhoods along Fern Street and Georgia Avenue persist over time but the three component landscapes of CCA 3 have little historic origin. These include

- Setting of Building #2 with institutional park landscape above parking
- Hospital complex south of Building #2
- Slope into the site from Fern Street

2. PRESERVATION MASTER PLAN

2.3 PRESERVATION GUIDANCE

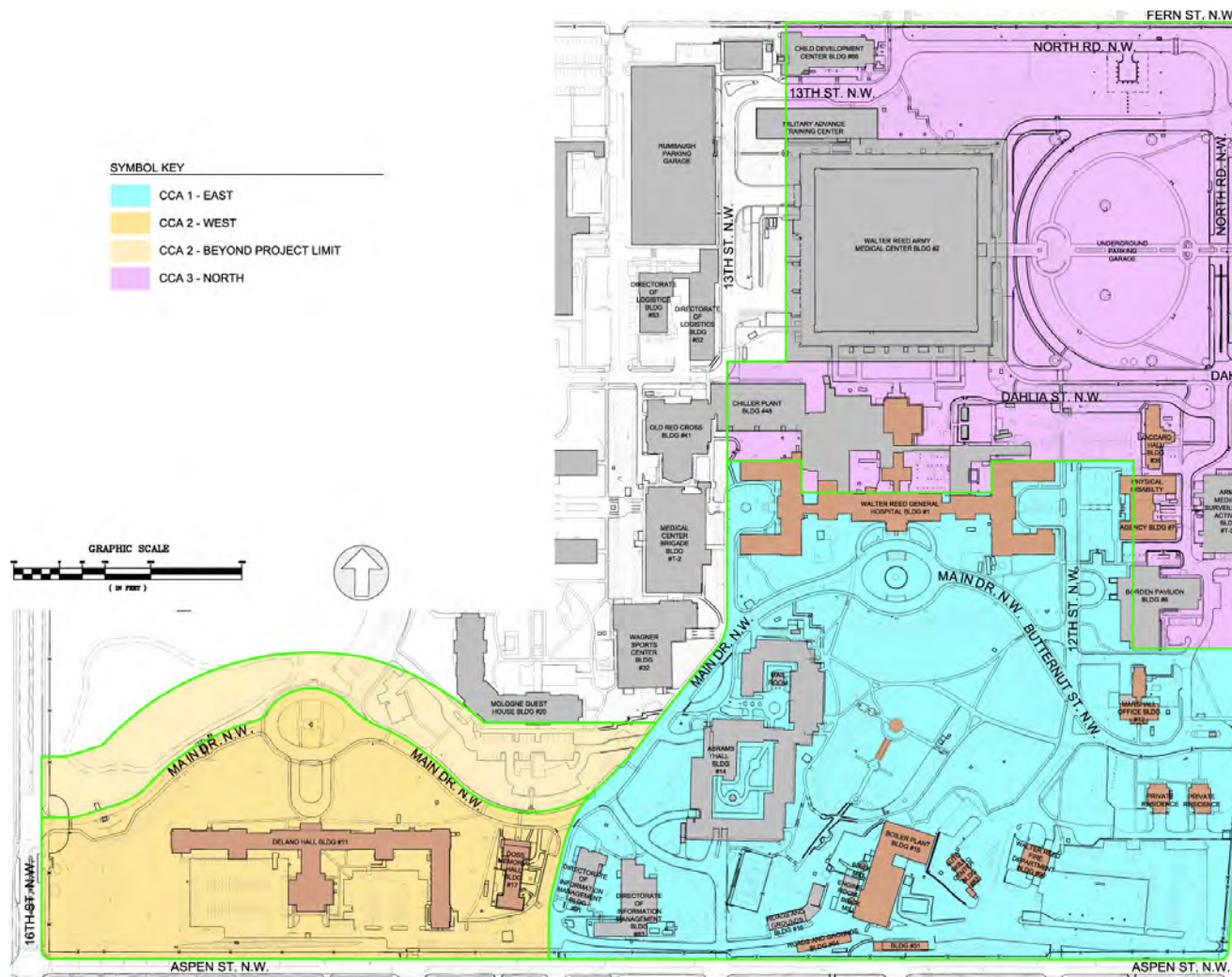
2.3.1 Secretary of Interior's Standards for Rehabilitation

To accomplish the rehabilitation, the Secretary of Interior's Standards for Rehabilitation will be utilized. The following is quoted from the Department of Interior regulations, 36 CFR 67.

The Rehabilitation Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility. The following text is taken directly from <http://www.nps.gov/hps/tps>.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

2.3.2 Preservation Guidance for Each Campus Character Area



Landscape Character Zones, Heritage Landscapes, Inc. May 2016.

The identity of each Campus Character Area (CCA) and its intact historic features provide a structure for presenting preservation guidance for the landscape of this historic property. Following a Rehabilitation approach, overall guidance for the landscape aims to safeguard landscape features that have been inherited from the circa 1956 period of significance, and to direct the development of new campus design that retains historic identity and compatibly enhances the landscape to respond to contemporary uses.

The opportunity then becomes to what extent historic materials, function, and spatial configuration can effectively be incorporated into the project and become integrated into the intended program/function with integrity. Re-location of historic elements as relics to other areas on the grounds is discouraged and not within keeping of preservation guidance recommendations. Options and alternatives incorporate the retention of historic features and character.

2. PRESERVATION MASTER PLAN

For example, entries should preserve their historic visual and spatial relationships with the campus as primary points for both vehicular and pedestrian entry. Scaled elements will seek to be retained with modest modification where necessary to address contemporary access code, vehicular safety requirements, and integration with site programming. Historic drive alignments, as another example, should be retained where possible. Where alignments are being impacted for accommodation of new uses and vehicular safety issues, effort must be made to reflect the historic street hierarchy, geometry, spatial arrangement and scale, and land use patterns of the impacted area.

Each CCA uniquely demonstrates spatial organization and land patterns as well as land uses and cultural traditions that are a focus of stewardship through the preservation of landscape features. The level of disturbance created in the shaping of this area of the campus has altered the subsurface, with some artifacts remaining below grade while undisturbed archaeological sites may not be present.

A total of 77 landscape features convey the cultural significance of the historic campus. These character-defining features relate to the property's significance and are described fully in the Cultural Landscape Inventory.

12	Views and Spatial Relationships
11	Topography and Drainage
11	Vegetation (with 99 individual trees)
22	Circulation
2	Water Features
13	Landscape Structures
5	Small-scale Elements, Furnishings, and Objects
1	Archaeological Resource
77	Total Features

Guidance for CCA 1: East Campus

The retained historic character of CCA 1 is expressed in its distractive spatial and visual organization, topography, circulation and selected vegetation. Respect for this distinctive framework requires retention of axial relationships, cohesive visual space, drive and adjacent walk alignment, topography and low smooth groundplane. The apparent symmetry of the composition relates to the articulated Building 1 facade and central axis through the oval, fountain and into the bowl as the topography descends southward. There are also a collection of landscape features that remain, as mapped and listed, and these are to be safeguarded into the future. Of these features that Bandstand, Pergola and stone retaining walls will each require repair and stabilization. The modest rose garden, no longer of the detail and expanse of its historic form, can be modified but should retain roses as a signature element. The sunken garden exists today in a deteriorated form and can be redesigned, while retaining its historic features. In addition, various commemorative features, placed between 1956 and the present, should be considered during the development process.

New distinctive elements within the cohesive visual spaces that overpower or take attention away from this basic organization should not be inserted. However well integrated updating of specific areas, such as the rose garden, retaining wall beds and sunken garden, can be developed within the CCA 1 landscape. New design can also be developed for degraded areas of CCA 1, which contain limited landscape features.

The East Campus contains more than half of the character-defining features of the historic campus. The inventory process identified 52 features as well as 83 trees that were present during the Period of Significance. These features

create the special identity of the historic property and should drive the design of rehabilitation efforts and be stewarded to the degree feasible.

CCA 1 Views and Spatial Relationships

- V1. Cohesive visual space of the Great Lawn and Main Building (#1) south facade landscape
- V2. Cohesive visual space of Butternut Street east entry, Marshall Building (#12) landscape and the Officers Quarters (#8 #9) landscape
- V3. Cohesive visual space along Georgia Ave. north of Butternut Street east entry
- V4. Cohesive visual space of Main Building (#1) east facade landscape and Physical Disability Agency Building (#7) west facade landscape
- V5. View west into grounds from Butternut Street east entry
- V6. View east to Main Building (#1) west facade
- V7. Views to Power Plant chimneys
- V8. Main Building (#1) axis with Hoff Memorial Fountain and Bandstand
- V9. Garden axis with Bandstand, Rose Garden, Glennan Garden & Sunken Garden

CCA 1 Topography and Drainage

- T1. Southwest slope of the Great Lawn
- T2. Sunken Garden, stone walks and rockery
- T3. Rose Garden level setting
- T4. East bank above Rose Garden
- T5. West bank above Rose Garden
- T6. Terraced lawn of Physical Disability Agency Building (#7)
- T7. Stone outcropping with Brigadier General Glennan Garden Plaque

CCA 1 Vegetation, Trees and Plantings

- P1. Mixed species turf ground plane
- P2. Evergreen hedges at Main Drive sidewalks at the east entry Butternut Street entry
- P3. Dispersed group of historic trees (83 trees)
- P4. Bald cypress grove
- P5. Hoff Memorial Fountain shrubs and turf

2. PRESERVATION MASTER PLAN

- P6. Rose Garden beds and broader area
- P7. Sunken Garden glade

CCA 1 Circulation

- C1. Butternut Street east entry
- C2. Officers Quarters (#8 #9) Entry Drive
- C3. South East Entry at Georgia Ave. and Aspen Ave.
- C4. Main Drive (east)
- C5. 12th Street South of Dalia Street
- C6. Ambulance Drive at West End of Main Building (#1)
- C7. Main Building (#1) lower portico entry drive with retaining walls
- C8. Great Lawn walks - alignments
- C9. Walks curvilinear layout conjunct with roads
- C10. Great Lawn steps into bowl
- C11. Sunken Garden Stone steps and paving
- C12. Hoff Memorial Fountain north and south steps
- C13. Building (#7) north facade west stepped entry

CCA 1 Water Features

- W1. Hoff Memorial Fountain
- W2. Glennen Garden Basin

CCA 1 Landscape Structures

- S1. Bandstand
- S2. Rose Garden trellis
- S3. Stone seats in Rockery at Sunken Garden
- S4. Great Lawn east retaining walls
- S5. Power Plant chimneys
- S6. East entry gate and piers at Butternut Street
- S7. Officers Quarters Drive entry gate and piers

- S8. South East entry gate and piers at Georgia Ave. and Aspen Ave.
- S9. Georgia Avenue fence

CCA 1 Small-scale Elements, Furnishings, and Objects

- E1. Civil War memorial Tulip Tree marker, Confederate Signal Station at Lay Farm
- E2. Officers Wives Club sundial
- E3. Garden benches
- E4. Benches, Rose Garden, Brigadier General Glennan Garden
- E5. Drinking fountain west of Bandstand

CCA 1 Archaeological Resources

- A1. Battle of Fort Stevens Civil War Site

Guidance for CCA 2: West Landscape

The retained historic character of CCA 2 is expressed in spatial framing between Delano Hall (Building 11) and slopes to the north, with the curving drive and adjacent walk forming an apparently symmetrical composition around the long facade. Visually important aspects include the ascending slopes to the setting of Building 11 and views along the curving Main Drive and walk and up the slope to the north. Only a few trees remain from the 1955 era, while many more recent elements of vegetation area present today that have no historic importance. The shape of the oval and entry drive are significant, while current plantings within those two areas are not historic. The general character and features of this cohesive visual space related to the Building 11 should be retained to the extent possible as development proceeds. New distinctive landscape elements that draw attention from this basic organization and character should be avoided. Historic documents indicate a relatively open lawn ground plan, which should be retained, while turf species may be diverse.

The western area of CCA 2 is characterized by a slope rising to a plateau, informally dotted with trees. The new development should be designed to achieve a generally park-like character at the 16th Street west entry and along 16th Street and Aspen Street. The future Building Z siting will include an approximately 40-foot setback from the existing fence line along 16th Street. Removal of historic trees should be mitigated as described in Chapter 3. Within mandated setbacks, development should preserve the mixed species lawn and trees, and generally park-like character of the slope south of 16th Street west entry along 16th Street and Aspen Street. The future building siting should seek to retain the lower portion of this slope with its mixed trees, up to a historic tree (H-002). The architecture may also be setback as feasible to retain important large trees on the plateau. The character of the 50-foot right-of-way north of the area Main Drive, with an open, ascending slope is significant and its preservation should be encouraged. This area is controlled by the Department of State.

General guidance for CCA 2 is to preserve historic character and maintain where feasible the 18 character-defining features of the landscape and 11 trees identified in the summary list. The post-1955 commemorative feature of the Walter Reed monument sited within the drive oval should be respected to the degree possible during the development process.

2. PRESERVATION MASTER PLAN

CCA 2 Views and Spatial Relationships

- V10. Cohesive visual space of Delano Hall landscape (#11) and Walter Reed Memorial
- V11. Cohesive visual space of west entry at 16th Street frontage and entry
- V12. Delano Hall (#11) axis with the elliptical island setting of the Water Reed Memorial

CCA 2 Topography and Drainage

- T8. Sloped lawns to either side of the Main Drive at the west entry
- T9. Delano Building (#11) north entry level setting
- T10. Stabilized slope between Aspen St. and Delano Building (#11) south facade landscape
- T11. South slope north of Main Drive at Mologne House (#20; DoS, ROW)

CCA 2 Vegetation, Trees and Plantings

- P8. Mixed species turf ground plane
- P9. Dispersed group of historic trees (11 trees)
- P10. Park setting of turf and trees north of Main Drive (DoS, ROW)

CCA 2 Circulation

- C14. West entry at 16th Street
- C15. Main Drive (west)
- C16. Walks curvilinear layout conjunct with roads
- C17. Doss Memorial Hall (#17) steps
- C18. Doss Memorial Hall (#17) northeast entry walk
- C19. Interior circulation corridor parallel to Aspen Street

CCA 2 Landscape Structures

- S10. West entry gate and piers
- S11. 16th Street fence and piers
- S12. Doss Memorial Hall (#17) west retaining wall

Guidance for CCA 3: North Campus

The landscape of CCA 3 was wholly altered post-1955. There are four extant character-defining features in addition to a group of 7 trees. Remaining historic organization and features are limited to entries, dispersed historic trees and the frontage fence along the perimeter. Attention to the preservation of these few remaining character-defining features of the landscape, listed below, should guide the redevelopment.

The proposed spatial organization, street pattern and overall approach to development of CCA 3 is aligned to the historic organization and will re-establish aspects of lost historic character. The 1940s and 1950s documentation serves as a useful reference for the proposed development.

CCA 3 Vegetation and Natural Systems

P11. Dispersed group of historic trees (7 trees)

CCA 3 Circulation

C20. Dahlia Street entry

C21. Historic Dogwood Street entry

C22. 13th Street entry

CCA 3 Landscape Structures

S13. Georgia Ave. and Fern Street corner perimeter fence and piers

2. PRESERVATION MASTER PLAN

2.4 CULTURAL LANDSCAPE INVENTORY

Preservation of landscape is a technical, yet general approach to sustainable development that includes a range of options including Restoration, Reconstruction and Rehabilitation. Rehabilitation means preserving what is inherited while accommodating new uses. This approach is often applied in the adaptive reuse of historic properties. This section focuses on the character of the historic landscape at the end of the period of significance which is 1955. It is then when the medical campus is fully developed with significant facilities and landscape features supportive of recreational and therapeutic activities to promote healing. As noted above, the historic landscape of the Walter Read campus is described through eight general characteristics of landscape.

- Views and spatial relationships: framed views with a desired focus, scenic compositions created by circulation patterns, topography and plantings, defined axial views
- Topography and drainage: landscape form, natural or constructed grades and drainage patterns.
- Vegetation: Trees, shrubs, lawns, formal gardens, wooded areas
- Circulation: driveways, walkways, stairways, steps and paths
- Water features or elements: fountains, water displays, natural water features
- Landscape structures, elements in the landscape that constructed for engagement of outdoor activities that are not otherwise habitable.
- Small scale element, Furnishings and objects, site walls, fencing, piers, seating benches, drinking fountains, light fixtures, monuments, memorials, etc.
- Archaeological resources, artifacts, often below grade that reflect current or prior land use patterns that need to remain in-situ or be thoroughly documented prior to disturbance

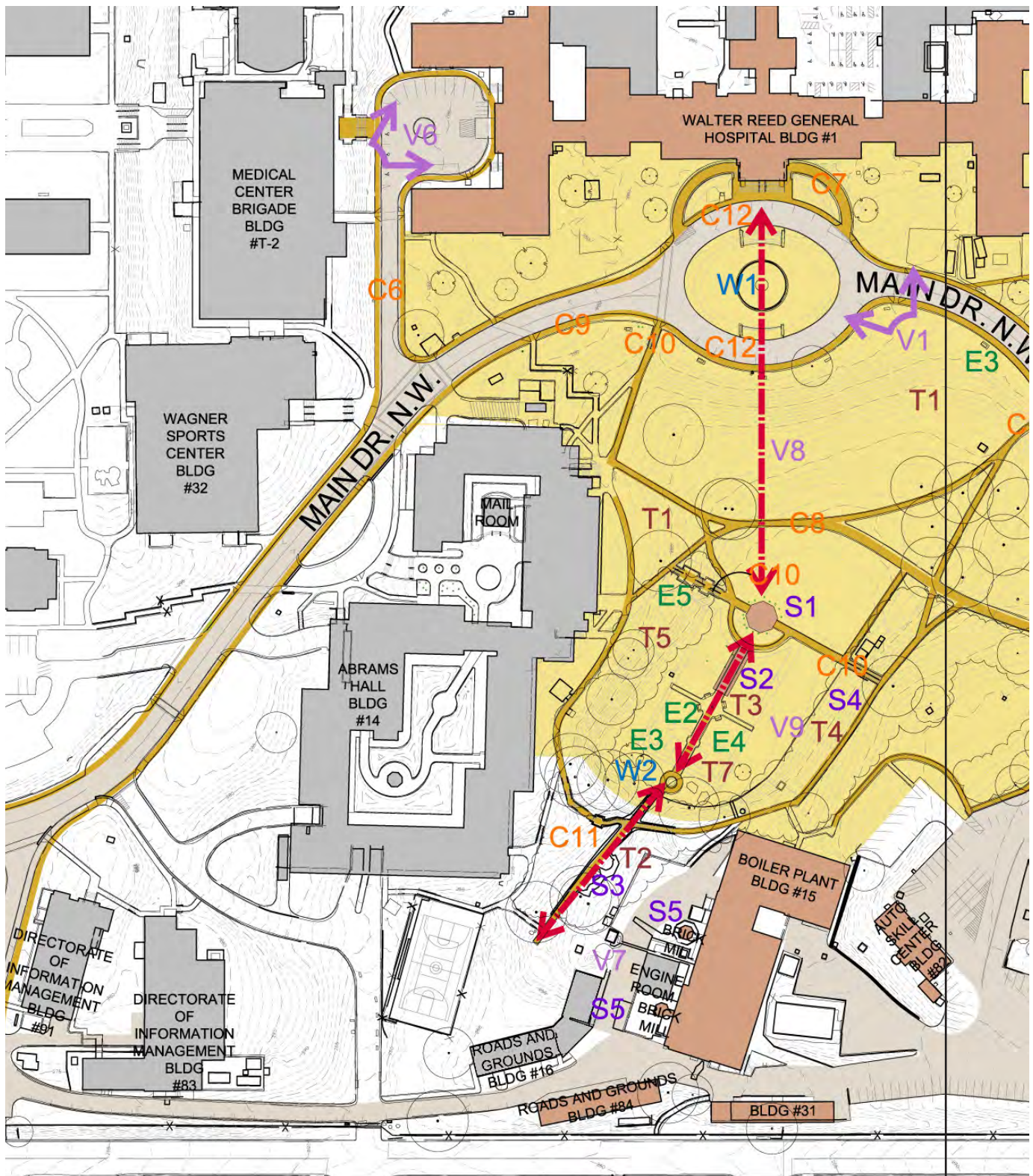
Similar to historic buildings, the historic character of the landscape is made up of the composition of its identified features. These will need to be considered and addressed on a project by project basis using federal guidance for Rehabilitation treatment during redevelopment. Paring historic landscape character and elements with new landscape program requires the integration of historic fabric with desired contemporary use. The Cultural Landscape Inventory enumerates the features of the landscape that confer historic character to the campus. These character-defining features are located by corresponding codes on the following plans:

- Campus Character-defining Features Plan 1
- Campus Character-defining Features Plan 2

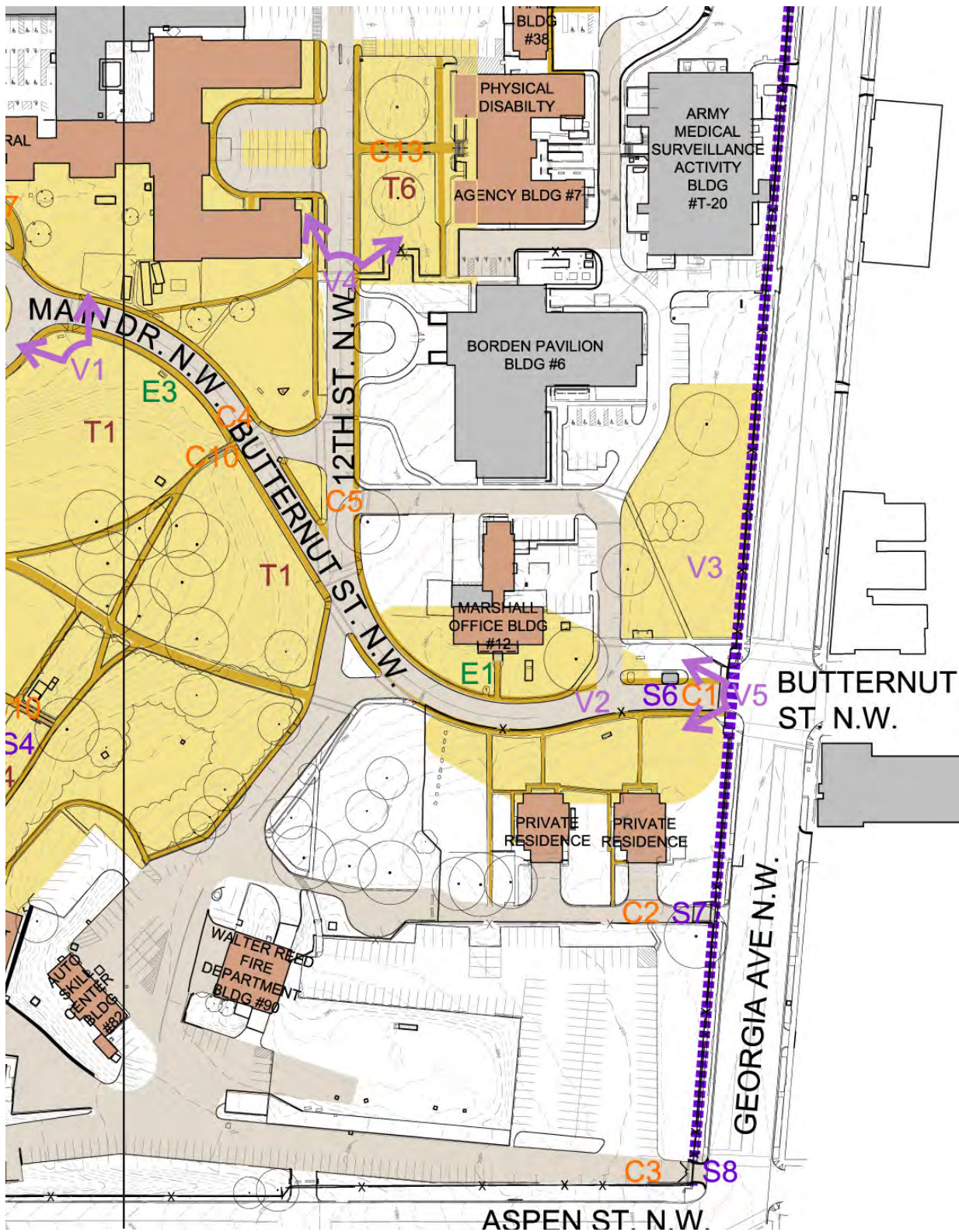


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2.4.1 Campus Character Area 1 Landscape Character-Defining Features



2. PRESERVATION MASTER PLAN



CCA 1 Views and Spatial Relationships

V1. Cohesive visual space of the Great Lawn and Main Building (Building 1) south facade landscape

Origin: 1908

Alterations: c.1970 Abrams Hall

Location: Landscape between the Great Lawn and south facade of the Main Building (Building 1).



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V2. Cohesive visual space of Butternut Street east entry, Marshall Building (Building 12) landscape and the Officers Quarters (Building 8 Building 9) landscape

Origin: 1912 with Marshall Office Building (Building 12)

Location: Landscape from the Butternut Street east entry to Main Drive between the Marshall Building (Building 12) and Officers Quarters (Building 8 Building 9).



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2. PRESERVATION MASTER PLAN

V3. *Cohesive visual space along Georgia Ave. north of Butternut Street east entry*

Origin: c.1930

Alterations: pre-1945 removal of summerhouse

Location: Landscape between Georgia Ave. north of Butternut Street east entry.



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V4. *Cohesive visual space of Main Building (Building 1) East Wing landscape and Physical Disability Agency Building (Building 7) west facade landscape*

Origin: 1928 with East Wing (Building 1)

Location: Landscape between the Main Building (Building 1) East Wing and west facade of the Physical Disability Agency Building (Building 7).



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V5. View west into grounds from Butternut Street east entry

Origin: 1912 with Marshall Office Building (Building 12)

Location: Landscape visible from Butternut Street east entry.



2016, Heritage Landscapes

V6. View east to Main Building (Building 1) West Wing

Origin: 1928

Location: Main Building (Building 1) West Wing Courtyard visible from Ambulance Drive.



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2. PRESERVATION MASTER PLAN

V7. *Views to Power Plant chimneys*

Origin: 1918

Alterations: 1919

Location: Views from various locations throughout CCA 1 and CCA 2.



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V8. *Main Building (Building 1) axis with Hoff Memorial Fountain and Bandstand*

Origin: 1909 flagpole to pre-1921 Bandstand

Alterations: 1935 Hoff Memorial Fountain replaces flagpole

Location: Between entry of Main Building (Building 1) and Hoff Memorial Fountain and Bandstand.

Notes: Partially obstructed by topography.



2016, Heritage Landscapes

V9. *Garden axis with Bandstand, Rose Garden, and Sunken Garden*

Origin: pre-1921

Alterations: 1924 Brigadier General James D. Glennan garden renewal

Location: Between centerline of Bandstand, Rose Garden Basin and Sunken Garden.

Notes: Secondary alignment from basin to Sunken Garden.



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CCA 1 Topography and Drainage

T1. *Southwest slope of the Great Lawn*

Origin: pre-hospital

Location: This slope runs along the western perimeter of Main drive beginning west of Walter Reed General Hospital (Building 1) to and along the 12th Street NW extension.

Materials: The slope is mown turf with large trees arranged in groups and as single specimens.

Notes: This slope forms the topographic bowl of the Great Lawn framing the lower setting of the bandstand and formal garden.



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2. PRESERVATION MASTER PLAN

T2. *Sunken Garden, stone walks and rockery*

Origin: pre-1927

Location: South of Rose Garden between the Boiler Plant (Building 5) and Abrams Hall (Building 14).

Materials: The sunken garden is planted with ornamental shrub and small trees that blend into the mixed deciduous hardwoods covering the steep slopes on either side. Ornamental evergreen ground covers cover the slope along the stone path and step edges. Areas not covered in ground plantings exhibit a mix of small seedlings and duff.



2016, Heritage Landscapes

T3. *Rose Garden level setting*

Origin: pre-1921

Alterations: likely 1924 Brigadier General James D. Glennan renewal

Location: Southwest area of the Great Lawn, south of the bandstand and east of Abrams Hall (Building 14).

Materials: Rose bedding is situated within a turf lawn. The overall garden panel is nearly level at 90 feet across in the east-west direction and 120 feet long in the north-south direction. The landscape extends east to the base of a concrete retaining wall and west to the toe of the adjacent slope.

Notes: The rose garden setting extends from the hedge at the bandstand to the Brigadier General Glennan Garden and includes the arbor.



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T4. East bank above Rose Garden

Origin: pre-1921

Location: East of the Rose Garden, sloping upward to the east boundary at 12th St NW.

Materials: Open mixed woodland planting with turf cover.

Notes: The wooded east bank is shaped by two concrete retaining walls that slope upward to the east to the crest along the southern end of 12th Street NW. A walk lies parallel to the upper retaining wall.



2016, Heritage Landscapes

T5. West bank above Rose Garden

Origin: pre-1921

Location: West of the Rose Garden sloping up toward Abrams Hall (Building 14).

Materials: Woodland duff with dense plantings of deciduous hardwood trees.

Notes: The woodland along the west perimeter of the rose garden rises at a 1:1.5 slope to meet the terrace along the east facade of Adams Hall (Building 14)



2016, Heritage Landscapes

2. PRESERVATION MASTER PLAN

T6. Terraced lawn of Physical Disability Agency Building (Building 7)

Origin: 1910

Location: West facing frontage of the Physical Disability Agency Building (Building 7).

Materials: Turf dotted by large shade trees.

Notes: The grade at the west facade of the Physical Disability Agency Building (Building 7) drops down 8 feet to meet the curb of 12th Street NW at a 1:6 slope.



2016, Heritage Landscapes

T7. Stone outcroppings with Brigadier General Glennan Garden Plaque

Origin: pre-hospital

Alterations: 1924 Brigadier General James D. Glennan renewal and plaque

Location: Southeast corner of the rose garden, east of the center walk and small garden fountain, near the curving retaining wall.

Materials: Open ground plane with granite rock outcroppings.



2016, Heritage Landscapes



2016, Heritage Landscapes

CCA 1 Vegetation, Trees and Plantings

Locations of historic vegetation are referenced on Campus Landscape Features Plan 2.

P1. Mixed species turf ground plane

Origin: 1908

Location: Landscape throughout historic campus.

Materials: Plant materials throughout the landscape in this historic area of the campus includes a mix of hardwood deciduous shade trees, evergreen and evergreen coniferous trees, ornamental flowering trees, and variety of shrub planting. Shrub varieties are a mix of evergreen and flowering deciduous shrub. The whole of the landscape that is otherwise not planted in with ornamental bedding is mown turf.

Notes: The landscape is representative of landscape patterns and traditions of the period of significance 1965 and earlier with many older trees and shrubs remaining from that period.



2016, Heritage Landscapes

P2. Evergreen hedges at Main Drive sidewalks at the east entry Butternut Street entry

Origin: pre-1931

Location: Landscape frontage of the Officers' Quarters buildings 8 and 9 and the Marshall Office Building 12 to either side of the East entry at Main Drive

Materials: Evergreen hedges line the walks at the walk along Main Drive and continue along the walks from Main Drive to the Front entry of each building framing the front yard landscapes for each building. This is the same condition at the front of Marshalls Hall to the north of Main Drive. The hedging is planted with a species of yew (*taxus* sp.) at an approximately 3-foot-high and wide, trimmed.

Notes: Evergreen hedging that appears to be yew, is visible in historic images of these three buildings that date before the period of significance.



2016, Heritage Landscapes

<i>CDF Code</i>	<i>Scientific Name</i>	<i>Common Name</i>	<i>c.2009 WRAMC Tree Inventory Number</i>
H-011	Quercus phellos	Willow Oak	341
H-012	Acer rubrum	Red Maple	347
H-013	Fraxinus americana	White Ash	351?
H-014	Quercus alba	White Oak	350
H-015	Quercus alba	White Oak	349
H-016	Morus species	Mulberry	Unknown
H-017	Fraxinus species	Ash	E
H-018	Acer saccharum	Sugar Maple	334
H-018	Fraxinus species	Ash	F
H-019	Fraxinus species	Ash	500
H-020	Quercus phellos	Willow Oak	507
H-021	Quercus phellos	Willow Oak	508
H-022	Ilex x fosteri	Foster Holly	509
H-023	Ilex x fosteri	Foster Holly	510
H-024	Ulmus americana	American Elm	512
H-028	Catalpa bignonioides	Southern Catalpa	607
H-029	Catalpa bignonioides	Southern Catalpa	608
H-030	Catalpa bignonioides	Southern Catalpa	609
H-031	Acer palmatum	Japanese Maple	611
H-032	Morus species	Mulberry	612
H-033	Acer rubrum	Red Maple	613
H-034	Quercus rubra	Red Oak	269
H-035	Juglans nigra	Black Walnut	614
H-036	Paulownia tomentosa	Royal Paulownia	615
H-037	Gymnocladus dioicus	Kentucky Coffeetree	616
H-038	Gymnocladus dioicus	Kentucky Coffeetree	617
H-039	Tilia cordata	Littleleaf Linden	619
H-040	Prunus serullata	Yoshino Cherry	620?, 626
H-041	Acer saccharum	Sugar Maple	623
H-042	Fagus grandifolia	American Beech	625
H-043	Tilia cordata	Littleleaf Linden	629
H-044	Tilia cordata	Littleleaf Linden	630
H-045	Tilia cordata	Littleleaf Linden	631
H-046	Tilia cordata	Littleleaf Linden	633
H-047	Corylus colurna	Turkish Filbert	635
H-048	Acer saccharum	Sugar Maple	644

2. PRESERVATION MASTER PLAN

<i>CDF Code</i>	<i>Scientific Name</i>	<i>Common Name</i>	<i>c.2009 WRAMC Tree Inventory Number</i>
H-049	<i>Pseudolarix amabilis</i>	Golden Larch	646
H-050	<i>Pseudolarix amabilis</i>	Golden Larch	647
H-051	<i>Pseudolarix amabilis</i>	Golden Larch	648
H-052	<i>Pseudolarix amabilis</i>	Golden Larch	649
H-053	<i>Pseudolarix amabilis</i>	Golden Larch	650
H-054	<i>Pseudolarix amabilis</i>	Golden Larch	651
H-055	<i>Pseudolarix amabilis</i>	Golden Larch	652
H-056	<i>Pseudolarix amabilis</i>	Golden Larch	653
H-057	<i>Carya illinoensis</i>	Pecan	655
H-058	<i>Quercus alba</i>	White Oak	A
H-059	<i>Liriodendron tulipifera</i>	Tulip Tree	B
H-060	<i>Quercus rubra</i>	Red Oak	C
H-061	<i>Fraxinus species</i>	Ash	D
H-062	<i>Ilex opaca</i>	American Holly	678?
H-063	<i>Ilex opaca</i>	American Holly	682?
H-064	<i>Ilex opaca</i>	American Holly	683?
H-065	<i>Liriodendron tulipifera</i>	Tulip Tree	687
H-066	<i>Cercidiphyllum japonicum</i>	Katsura Tree	688
H-067	<i>Cercidiphyllum japonicum</i>	Katsura Tree	688
H-068	<i>Fagus grandifolia</i>	American Beech	689
H-069	<i>Acer rubrum</i>	Red Maple	692
H-070	<i>Acer rubrum</i>	Red Maple	693
H-071	<i>Ilex opaca</i>	American Holly	Unknown
H-072	<i>Acer platanoides</i>	Norway Maple	697
H-073	<i>Quercus phellos</i>	Willow Oak	700
H-074	<i>Quercus phellos</i>	Willow Oak	704
H-075	<i>Tilia americana</i>	Basswood	708
H-076	<i>Prunus serullata</i>	Yoshino Cherry	710
H-077	<i>Prunus serullata</i>	Yoshino Cherry	711
H-083	<i>Magnolia grandiflora</i>	Southern Magnolia	722
H-084	<i>Magnolia x soulangiana</i>	Saucer Magnolia	723
H-085	<i>Ilex opaca</i>	American Holly	724
H-086	<i>Quercus phellos</i>	Willow Oak	725
H-087	<i>Magnolia grandiflora</i>	Southern Magnolia	732
H-088	<i>Picea orientalis</i>	Oriental Spruce	735
H-089	<i>Ilex opaca</i>	American Holly	737

<i>CDF Code</i>	<i>Scientific Name</i>	<i>Common Name</i>	<i>c.2009 WRAMC Tree Inventory Number</i>
H-090	<i>Ilex opaca</i>	American Holly	738
H-091	<i>Picea orientalis</i>	Oriental Spruce	739
H-092	<i>Picea orientalis</i>	Oriental Spruce	742
H-093	<i>Ilex opaca</i>	American Holly	744
H-094	<i>Abies nordmanniana</i>	Nordman Fir	746
H-095	<i>Tilia cordata</i>	Littleleaf Linden	754
H-096	<i>Tilia cordata</i>	Littleleaf Linden	755
H-103	<i>Quercus rubra</i>	Red Oak	Unknown
H-104	<i>Morus species</i>	Mulberry	Unknown
H-105	<i>Liriodendron tulipifera</i>	Tulip Tree	690
H-106	<i>Quercus palustris</i>	Pin Oak	694



2016, Heritage Landscapes



2016, Heritage Landscapes

2. PRESERVATION MASTER PLAN

P4. *Bald cypress grove*

Origin: pre-1921

Location: The grove of deciduous conifers is situated partway down the east slope of the Great Lawn west of Main Drive. The trees are clearly visible as Main Drive curves north continuing from the east entry gate to Walter Reed Hospital building 1.

Materials: *Pseudolarix amabilis*, golden larch comprise this grouping of eight trees. The mature larch trees have grown overtime to form this grove of deciduous conifers that anchor the Great Lawn to the vegetative massing at the east side of the rose garden and frame of Walter Reed General Hospital building 1 on approach from the east. Mown turf extends throughout the Great Lawn and below this tree grove.



2016, Heritage Landscapes

P5. *Hoff Memorial Fountain shrubs and turf*

Origin: 1935

Location: The elliptical island at Main Drive in front of Water Reed General Hospital building 1 south facing main entry.

Materials: The Hoff Memorial Fountain at the center of the elliptical island is framed to the east and west with a semi-circular evergreen shrub planting at the outside perimeter of the island. The shrub border is punctuated at each end where it meets the curved steps from the drive down to the turf lawn which surrounds the fountain basin. A planting of tall holly that appear to be the variety Nellie Stevens with yews (*taxus* sp.) adjacent to the steps comprises the 2016 planting.

Notes: Earlier photographic documentation illustrates changes in plant materials over time that has included flower beds within the level turf panel. The spatial geometry remains consistent with the perimeter border planted in evergreen shrubs. Yews planted to either side of the two curved steps appear consistent. The topography of the elliptical island is flat in the central section with sloping sides that increase from approximately 12 inches to 30 inches opposite drive at the entry of the Walter Reed General Hospital building 1. The evergreen border tends to obscure the change in grade.



2016, Google Earth

P6. *Rose Garden beds and broader area*

Origin: pre-1927

Location: The rose garden setting is situated on the central axis of the Great Lawn as anchored by the bandstand. The garden at approximately 90 feet across and 180 feet long is enclosed by evergreen hedging and includes the historic arbor. The formal bedding is framed at the east and west by plantings of ornamental and shade trees. Just south of the hedging is the setting of the small fountain basin and large exposed boulder of the Brigadier General Glennan Memorial garden. The setting functions in part as a hyphen between the formal rose bedding to the north and informal natural style setting of the sunken garden at the south.

East and west of the formal planting beds and hedging ornamental cherry and

Materials: The garden is a series of geometric beds planted with roses set within a mown turf lawn. The composition is framed at all sides by evergreen holly hedging of about 5 feet high. Plantings surrounding the small fountain basin and boulder containing the bronze plaque of Brigadier General Glennan memorial garden in 2016 is a space mix of mown turf at the east and duff covered ground cover to the west. Ornamental plantings of flowering cherry and dogwoods set against large shade trees provide the backdrop east and west of the formal rose bedding and evergreen hedge border. A woodland mix of large deciduous shade trees and accent conifer comprises the background to the south. The

north perimeter beyond the garden hedging looks over the bandstand to the south facing slope of the Great Lawn with individual trees and grove of (bald cypress grove) larch trees below an open sky.

Notes: The landscape composition for this area on the Walter Reed Campus includes the formal rose bedding, hedging and border planting of ornamental trees planted in mown turf against the less formal plantings on the east and west facing slopes that form this core area of the historic campus. The framework for this garden is clearly visible on east slope whereas the west slope appears to have lost definition resulting from the incursion of invasive species and perhaps a relaxed maintenance regime.



2016, Heritage Landscapes

2. PRESERVATION MASTER PLAN

P7. *Sunken Garden glade*

Origin: pre-1927

Location: The Sunken Garden is set south of the Rose Garden beyond the Brigadier General Glennan memorial fountain basin. The garden path continues from the axial walk of the rose garden south for approximately 200 feet through a more naturalized setting with planted slopes east and west of the walkway on either side.

Materials: Plantings at either side of the stone paved walk and seating areas appear as a mix of native woodland deciduous trees with evidence of being under planted with ornamental shrubs and ground covers. 2016 remaining plant materials include; Japanese red leaf maple; yew; ornamental honeysuckle; English ivy; vinca; and euonymus. The garden at present does not appear to be receiving horticultural care.

Notes: The garden sits at the lowest elevation within what may be relatively unaltered or modestly altered topography between Abrams Hall building 14 and the Boiler Plant building 15. At present the garden path ends abruptly in a concrete section terminating at a mown turf lawn northwest of the Roads and Ground Building 16. This walk had historically continued south linking the garden to horticultural greenhouses and the drive which parallels Aspen Street on the campus.



2016, Heritage Landscapes

CCA 1 Circulation

C1. *Butternut Street east entry*

Origin: c.1908

Location: Georgia Avenue between Aspen Street NW and Fern Street NW opposite Butternut Street.

Materials: Asphalt paving with concrete curbing 6 inches high and 6 inches wide (concrete curbing is flush at grade in select locations for access). Concrete walks are adjacent to the concrete curbs and 6 feet wide. There is a center control joint at 3 feet to either side with perpendicular joints at approximately 4 feet on center. The concrete is a light warm beige color.

Notes: Concrete color is a result of materials and not from a color admixture.



2016, Heritage Landscapes

C2. *Officers Quarters (Building 8 Building 9) Entry Drive*

Origin: c.1910

Location: West of the Officers' Quarters (Private Residences Building 8, Building 9) at the East Butternut Street entrance.

Materials: Asphalt with concrete curbing along both edges.

Notes: The drive has a gated entry at Georgia Avenue and continues west to intersect with 12th Street NW. A small layby area is located near the intersection with 12th Street NW.



2011, Bing Maps

2. PRESERVATION MASTER PLAN

C3. South East Entry at Georgia Ave. and Aspen Ave.

Origin: pre-1918

Location: Georgia Avenue NW at the corner of Aspen Avenue NW.

Materials: The apron at Georgia Avenue is concrete. The entry drive and adjacent parking area are paved with asphalt. Concrete curbs 6 inches in height and width edge the asphalt paving at the Aspen Street perimeter.



2016, Heritage Landscapes

C4. Main Drive (east)

Origin: c.1908

Alterations: paved Butternut Street to Main Building (Building 1) 1908-1909, to Doss Memorial Hall (Building 17) 1908-1921, to 16th Street Entry 1920-1933

Location: The Main Drive bisects the campus from Georgia Avenue NW to 16th Street NW. This segment is identified as the roughly 1,300 linear feet from the East Entry at Butternut St. NW continuing beyond the Walter Reed General Hospital (Building 1).

Materials: The two-directional drive is constructed with an asphalt surface and concrete curbing. Concrete sidewalks directly adjacent to the curbs on both sides at 6 feet wide.

Notes: Main drive divides at the entry to the Walter Reed General Hospital (Building 1) south entry forming an elliptical island on which the Huff Memorial fountain is located.



2016, Heritage Landscapes

C5. 12th Street South of Dahlia Street

Origin: c.1908

Location: 12th Street NW runs north-south inside the campus grounds between the contemporary Dahlia Street NW to Main Drive and continuing south to terminate at the Water Reed Fire Department (Building 91) and Auto Skill Center (Building 82).

Materials: The two directional roadway is paved with asphalt and edged on both sides by concrete curbs 6 inches in height and width. Concrete sidewalks 6 feet wide at the east are directly adjacent to the concrete curbing. Concrete sidewalks 5 feet wide at the west are located plus/minus 8 feet away from the curb edge and planted with turf.

Notes: The alignment of 12th Street NW is without curvature and intersects Main Street at an oblique angle. A short drive extending 20 feet north of the intersection provides a second vehicular connection with Main Drive forming a turf island.



2016, Heritage Landscapes

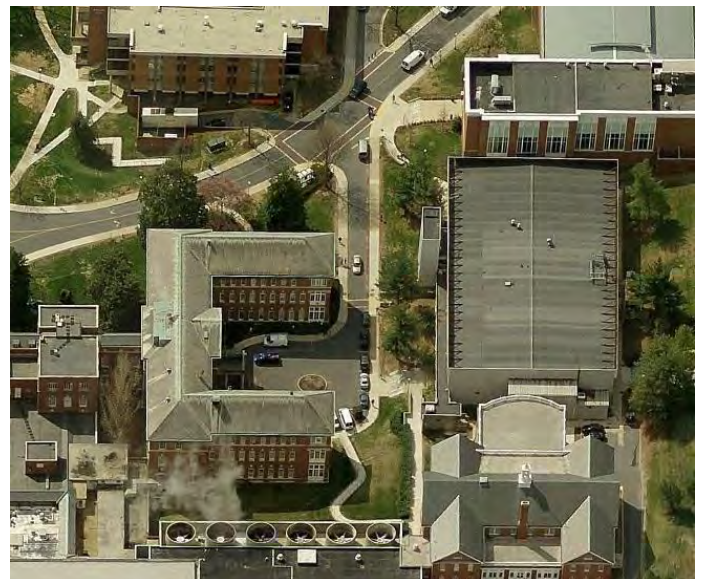
C6. Ambulance Drive at West End of Main Building (Building 1)

Origin: c.1928

Location: West end of the Walter Reed General Hospital (Building 1).

Materials: Asphalt paving with concrete curbing 6 inches in height and width at both sides. Concrete walks 6 feet wide run inside the curb on both sides.

Notes: A circular turf island 20 feet across is located on axis with the west portico.



2016, Heritage Landscapes

2. PRESERVATION MASTER PLAN

C7. Main Building (Building 1) lower portico entry drive with retaining walls

Origin: c.1908

Location: The north entry of the Walter Reed Memorial Hospital (Building 1).

Materials: The drive is paved with pressed concrete, presenting a diagonal pattern of 4-inch squares. Concrete is yellow to medium beige in color.

Brick retaining walls line the drive at both sides, increasing in height as the drive descends to the lower level entry with an exposed face of 4 feet 7 inches. The red brick walls are capped with a light colored granite 20 inches across and 6 inches thick. The 6 inch cap is expressed above grade at the intersection with the Main Drive.

Notes: The semicircular drive provides vehicular access to the lower level of the Walter Read General Hospital Building (Building 1) below the north entry steps and portico.



2016, Heritage Landscapes

C8. Great Lawn walks

Origin: pre-1921

Location: Walks transect the Great Lawn from Main Drive, east and west of the Walter Reed General Hospital (Building 1).

Materials: Walks are constructed in concrete and are flush with the adjacent turf. Widths of the walkways vary from 5 feet 6 inches, to 6 feet and 11 feet across. Control joints are generally located at the square dimension of the walk widths, 6 feet on center for the 6 foot wide walks and 11 feet on center for the 11 foot wide walk.

Notes: Walk alignments generally follow the topography and contours of the landscape providing direct access from Main Drive to the lower Bandstand and Gardens as well as across the Great Lawn to other areas of the campus. Walks generally have “Y” intersections avoiding 90 degree angles.



2016, Heritage Landscapes

C9. Walks curvilinear layout conjunct with roads and orthogonal layout at buildings

Origin: c.1908

Location: Campus-wide, pedestrian access following vehicular alignment and accessing formal entrances to buildings such as East and West Wings of Main Building (Building 1). Orthogonal walks access formal entries of buildings including Officers' Quarters (Private Residences Building 8, Building 9) and Marshall Office Building (Building 12).

Materials: Concrete sidewalks directly adjacent to the curbs on both sides at 6 feet wide with perpendicular control joints at approximately 6 feet on center. Orthogonal entry walks are typically 4 to 5 feet wide with perpendicular control joints.

Notes: Concrete walks are located alongside all the primary vehicular drives providing separation of pedestrian and vehicular movement throughout the grounds. Smaller historic walks between buildings such as the Officers' Quarters (Private Residences Building 8, Building 9) have smaller dimensions than main walks (e.g. 3 feet).



2016, Heritage Landscapes

C10. Great Lawn steps into bowl

Origin: pre-1921

Location: Steps are located at the north perimeter of the Great Lawn at Main Drive east and west of the Main Hospital Building (Building 1). They are also located east and west of the Bandstand at the lower section of the Great Lawn.

Materials: Steps are concrete with cheek walls along both sides. A textured finish paint or parge coat of concrete is apparent at various locations. Steps are generally 15 inches wide with 6-inch risers, capped by 10-inch wide concrete cheek walls. Cheek walls terminate in concrete capped piers or fanciful scrollwork.

Notes: There are four sets of steps that provide access to the Great Lawn. Two sets located on either side of the Walter Reed General Hospital area are built as a single run from top to bottom without interim landings. A third set of steps east of the Bandstand is constructed with a single landing near the mid-point; the cheek walls are contiguous with the adjacent concrete retaining walls. The fourth set of steps west of the bandstand has two articulated landings with the memorial drinking fountain as the center element of the upper landing.



2016, Heritage Landscapes

2. PRESERVATION MASTER PLAN

C11. Sunken Garden steps and paving

Origin: pre-1927

Location: Stone steps and paths are within the sunken garden south of the Rose Garden.

Materials: Steps and walk are constructed using a primarily granite based natural stone and mortar. Some areas along the path are bordered by softer, sedimentary stones. Stone sizes vary based on the use of the stone for either paving, steps, or stone edging. Larger stones of 10 to 24 inches are used along the walk as edging; smaller stones 14 to 8 inches are used for construction of the stone stairways both east and west of the walk. The walk way is paved with a range of stone sizes set in place with mortar.

The stone stairway to the east is 5 feet wide and has a midpoint landing in the run of 28 steps. The set of steps to the east is a shorter run with 17 risers to an elevated landing of about 8 feet square. Three stone risers connect to the concrete path further west. A third short run of steps of three risers located at the far south terminates the stone paving.

The path within the sunken garden is about 125 feet in length from the basin of the Rose Garden to the short set of steps at the south. The paved pathway ranges in width from 6 to 10 feet across. The 25 feet of path

length at the north end is constructed in several lifts with stone risers to elevate the walk to meet the higher elevation of the Brigadiers General's Garden. The path is bordered by stones in a vertically set dentil pattern for nearly the entire length.



2016, Heritage Landscapes

C12. Hoff Memorial Fountain north and south steps

Origin: 1935

Location: On axis with Walter Reed General Hospital (Building 1), north and south of the Hoff Memorial Fountain.

Materials: The Great Lawn steps, cheek wall and piers are constructed of cast-in-place concrete. Steps are flat and broad at 16 inches across with 4 inch risers and 40 feet across at the upper outside edge parallel with Main Drive. The set of steps opposite building Building 1 are constructed in two runs with a 4 foot wide landing between. The lower set is three risers high with a concrete landing 16 inches wide flush at grade and the upper set is four risers high. Opposite the fountain at the south, is a single set of steps of two risers with a 16 inch wide concrete landing flush at grade.

Cheek walls flank both sets of steps. Square posts terminate the walls at the top and bottom. Square terminating piers are 29 inches square with a 24 inch wide wall flanking the steps. The height above finish grade at the top is approximately 19 inches. Post height nearer the fountain is approximately 49 inches. The piers and walls appear to have a parge coat of concrete that has been painted.

Four metal urns sit atop the four cheek wall terminating piers nearest the Hoff fountain. The overall height of the urn is 32 inches from base to top and approximately 30 inches in diameter at the upper rim.

Notes: Each set of steps is constructed to fit the elliptical form of the center island with radial score/control joints.



2016, Heritage Landscapes

2. PRESERVATION MASTER PLAN

C13. Building (Building 7) north facade west stepped entry

Origin: 1910

Location: West Facade of the Physical Disability Agency (Building 7).

Materials: Concrete steps with concrete cheek walls at both sides of the steps.

Notes: Three set of steps negotiate the lower grade of 12th Street to the base of the steps at the building entry, spaced to work with the adjacent uphill sloping grade. Cheek walls are dis-continuous between the sets of steps.



2016, Heritage Landscapes

CCA 1 Water Features

W1. Hoff Memorial Fountain

Origin: 1935

Alterations: 1994 fountain replicated in plastic

Location: Centered off the south facade of building Building 7, centered on the elliptical island within the driveway.

Materials: The circular fountain is constructed in concrete with radial, possibly cast concrete coping and fiberglass replication of the historic fountain's central ornamental tulip shaped urn, lower basin, and four perimeter penguin figures standing at 5 feet from the basin floor. The basin interior is painted light blue with central urn and figures finished in white. The perimeter coping at 15 inches across has a bullnose base that is partially hidden in the adjacent turf. The coping is finished with a parge coat of textured concrete and painted in a light warm grey color.

Notes: Replaces 1909 flagpole.



2016, Heritage Landscapes

W2. *Rose Garden Basin*

Origin: c.1920

Alterations: 1924 Brigadier General Glennan renewal as fountain; pre-1945 fish pond

Location: The circular fountain basin is located at the west end of the Rose Garden, beyond the hedging and west of the rock outcropping with the bronze plaque commemorating Brigadier General Glennan.

Materials: The small basin is 11 feet in diameter, about 20 inches deep with a double height brick coping 8 inches above the adjacent finished concrete walk. The interior of the basin is a formed concrete bowl, finished with a blue painted surface. A ring of water jets is set inside the fountain perimeter just below the brick coping with nozzles angled inward toward the basin center. It appears that there may have been a central jet.



2016, Heritage Landscapes

CCA 1 Landscape Structures

S1. *Bandstand*

Origin: pre-1921

Alterations: 1941 alteration

Location: Lower area of the Great Lawn on the south axis of the Walter Reed General Hospital (Building 1).

Materials: The eight sided (hexagonal) structure is 30 feet across and constructed atop a concrete foundation that is approximately 12 inches above finish grade. Fluted columns support the wood timber roof which is finished with asphalt shingles. Metal rails of about 36 inches in height are installed on six of the eight sides. The concrete walk ramps up to the bandstand flooring at the east and west where there is no railing. Flooring of the bandstand is painted a dark blue green.



2016, Heritage Landscapes

2. PRESERVATION MASTER PLAN

S2. *Rose Garden pergola*

Origin: c.1921

Alterations: 1928 rebuilt

Location: The pergola (also called trellis and arbor on plans) is located atop the central walk of the Rose Garden south of the bandstand in the Great Lawn.

Materials: The pergola is 50 feet long with columns set about 10 feet 6 inches on center across the 9 foot wide concrete walk. Eight paired columns on 6 foot centers support a wood frame and lattice at 9 feet 6 inches to top of lattice above the walk surface. The pergola is constructed of painted wood timbers, painted trellises, and painted metal columns atop a concrete base. The upper wood frame is fashioned with variably sized wood boards and slats providing large openings. Fluted columns taper from an 11 inch base to 9 inches in diameter at the top and are fabricated from either a galvanized metal or aluminum. The columns are set atop a 17 inch square concrete base that sits 5 to 6 inches above finish grade. Columns and posts are painted white. White wood trellises constructed with 1 by 2 inch lumber are situated against the outside of each column.



2016, Heritage Landscapes

S3. *Stone seats in Rockery at Sunken Garden*

Origin: unknown, possibly pre-1927

Location: Seating areas are situated to the east side of the stone path at the center of the rockery in the Sunken Garden.

Materials: Two areas for seating are fashioned into the east slope of the sunken garden rockery. The stone seats are part of the gardens' systems of stone walkway, stone border and stone set into the slope for retainage of earth. The stone seats are about 8 to 10 feet in length, and separated from the path by several boulders forming irregular semi-circular seating areas. The seats are about 20 inches off the lower grade and have large boulders set into the hillside forming the backs. One large boulder and mature deciduous trees separate the two seating areas.

Notes: The seating areas face the opposite slope landscape which was likely planted with a variety of ornamental materials suited to the sunken garden area.



2016, Heritage Landscapes

S4. *Great Lawn east retaining walls*

Origin: pre-1927

Location: Two walls frame the perimeter of the Great Lawn at the toe of the slope and midway upslope. A third wall segment runs parallel with the east-west concrete walk originating at Main Drive.

Materials: Retaining walls run nearly continuously along the east perimeter of the Great Lawn. The upper wall is 250 linear feet with the lower wall a combined length of 340 feet. A third segment running in the east west direction along the concrete walk from Main Drive into the Great Lawn is 140 linear feet. The walls are constructed of concrete 8 inches thick with varying heights. Measured height in select locations of the two walls that run north-south along the edge of the Great Lawn are 23 and 32 inches from finish grade. Wall surfaces are unfinished concrete. The concrete wall along the walk in the east-west direction is nearly flush to the ground at Main Drive increasing in height to 20 inches as the adjacent walk descends into the Great Lawn bowl.



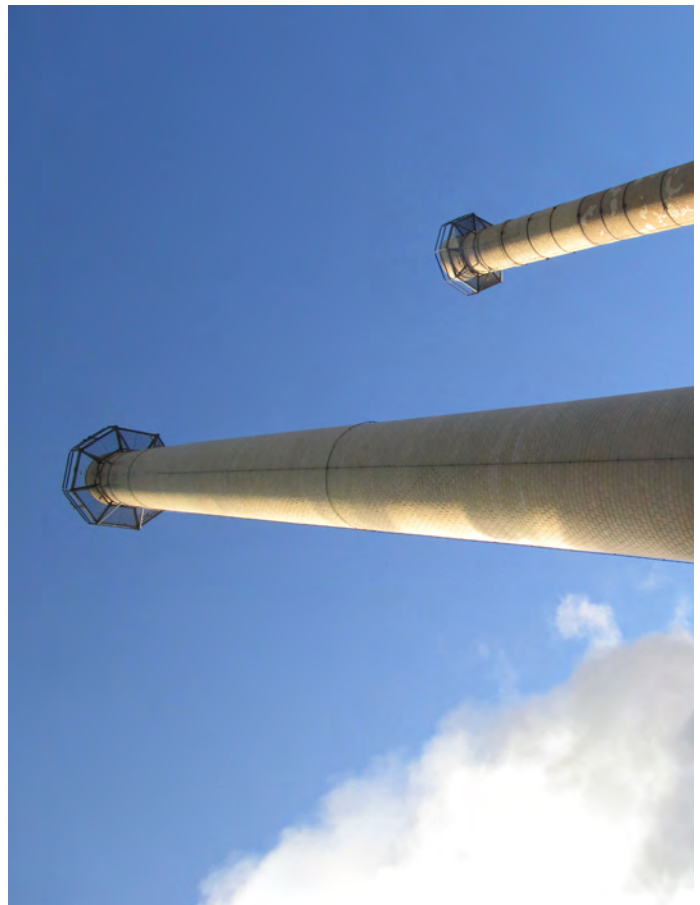
2016, Heritage Landscapes

S5. *Power Plant chimneys*

Origin: 1918

Location: Two chimney towers are located off the west wall of the boiler Plant, building No.5 at the southeast quadrant of the campus. The towers are in line with the structure at an approximate distance of 70 apart.

Materials: Towers are constructed with a brick exterior. Red brick fashioned in an octagonal shape rises about a story and one half where the chimney exterior changes to yellow brick in a cylindrical form. Metal strapping rings the exterior of the southernmost tower. Both towers have metal catwalks surrounding the tower tops. The catwalk is faceted, having eight sections of equal proportion.



2016, Heritage Landscapes

2. PRESERVATION MASTER PLAN

S6. East entry gate and piers at Butternut Street

Origin: c.1940

Location: East Entry Drive at Georgia Avenue NW opposite Butternut Street NW.

Materials: The east gate at Butternut St. extends across the entry drive. A pair of brick and limestone piers support iron vehicular and pedestrian gates. The organization of this system is two brick piers to either side offset from each other with a radial section of iron picket fencing.

The larger set of piers are constructed with a limestone base, red brick center section and limestone cap with a ball finial at the top. The overall distance to the top of the stone cap is 9 feet from finish grade not including the ball finial, which appears to be 14 to 16 inch in diameter. The limestone base is 34 inches square and 20 inches high transitioning to the upper section of brick. The brick section is 6 feet 8 inches tall and 28 inches square. The limestone caps sit atop the brick column with a tooled underside that extends the caps overall width 4 inches beyond the face of the brick pier.

The smaller of the piers are less ornate with the 28 inch square red brick portion at finish grade without a limestone or precast concrete base. The 7 feet 6 inch high pier is topped with a limestone cap. The 5 inch

thick cap overhangs the brick pier by $\frac{3}{4}$ of an inch on all sides with simple beveled top edge. A luminaire sits atop the capstone. The luminaire is an laminate fixture in Washington globe style of approximately 36 inches in height.

Iron fencing at this location is fabricated of painted metal. Overall panel widths are 8 feet from post to post with modified widths at the gated entries to fit the locations of the piers. Fence height varies from grade based on location and conditions of the finish grade; vertical pickets are 6 feet from grade. Steel pickets $\frac{3}{4}$ inch square are 68 inches in overall length and held together by horizontal metal straps $\frac{1}{2}$ square front and back at both the top and bottom of the fence. Pickets extend beyond the horizontal members $\frac{1}{2}$ to 2 inches at the base and 3 to 4 inches at the top. The fence is universally painted black.

Vehicular and pedestrian gates are fabricated using the same steel sizing and overall spacing of members. Structural elements such as cross bracing are added to support the operational necessity.



2014, Google

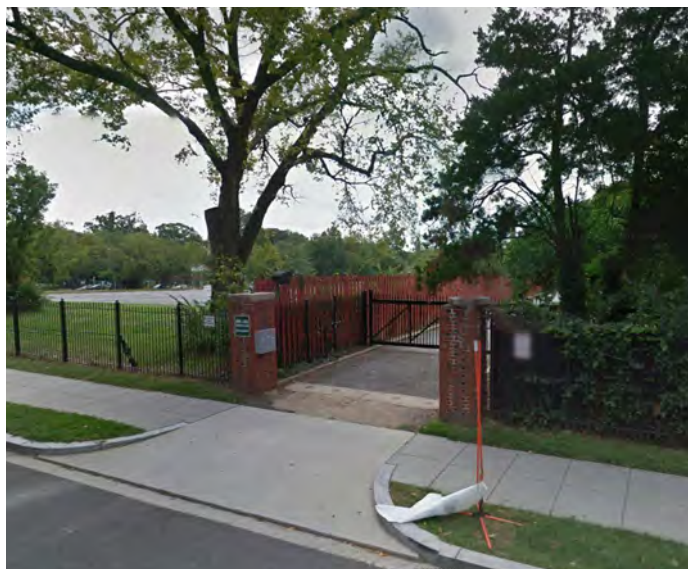
S7. Officers Quarters Drive entry gate and piers

Origin: c.1940

Location: Georgia Avenue NW approximately 180 feet south of the East Butternut Street Gate.

Materials: Brick piers mark the vehicular entry. Piers are constructed like the smaller less ornate piers at the East Butternut Street entry. They are 28 inch square red brick starting at finish grade without a limestone or precast concrete base. Brick is laid in a Flemish bond with dark brick used on end as accents. The 7 feet 6 inch high pier is topped with a limestone cap. The 5 inch thick cap overhangs the brick pier by $\frac{3}{4}$ of an inch on all sides with simple beveled top edge. A post centered atop the cap no longer supports a luminaire at this location.

Vehicular gates are set approximately 20 feet inside of the perimeter fencing. The gates are fabricated of similar materials to that of the perimeter fencing; $\frac{3}{4}$ inch diameter pickets with larger tube stock used at the top and bottom with diagonal cross bracing to support operations. The gate is finished in black to match perimeter fencing.



2014, Google

S8. South East entry gate and piers at Georgia Ave. and Aspen Ave.

Origin: c.1940

Location: Corner of Georgia Avenue NW and Aspen Avenue NW.

Materials: Brick piers and picket fencing are set to either side of the vehicular entry supporting a double panel picket gate. Piers are constructed like the smaller less ornate piers at the East Butternut street entry. They are 28 inch square red brick starting at finish grade without a limestone or precast concrete base. Brick is laid in a Flemish bond with dark brick used on end as accents. The 7 feet 6 inch high pier is topped with a limestone cap. The 5 inch thick cap overhangs the brick pier by $\frac{3}{4}$ of an inch on all sides with simple beveled top edge. A post centered atop the cap no longer supports a luminaire at this location.

Vehicular gates at each pier span the drive at approximately 20 feet across. Panels are fabricated of the same materials as the perimeter picket fencing $\frac{3}{4}$ inch square. Diagonal members support the gates from the upper outside corner to the lower inside corner of each leaf for operation. The gate is finished in black paint to match perimeter fencing.



2016, Heritage Landscapes

2. PRESERVATION MASTER PLAN

S9. Georgia Avenue fence

Origin: 1940

Location: Georgia Avenue NW frontage from the Corner of Aspen Street NW to the drive entry of Walter Reed Army Medical Center, building Building 2.

Materials: The overall appearance of black iron picket fencing is consistent along the campus frontage at this location. Construction methods and materials differ slightly while achieving the same overall sizing and spacing.

Overall panel widths are 8 feet from post to post. Fence height varies from grade based on location and conditions of the finish grade; vertical pickets are typically 6 feet from grade. Steel pickets $\frac{3}{4}$ inch square are 68 inches in overall length held together by horizontal metal straps $\frac{1}{2}$ square on the front and back faces at both the top and bottom of the fence. Alternately, pickets are secured by transecting an iron channel of 2 inches flat with $\frac{1}{2}$ inch flanges at the two sides. Pickets extend beyond the horizontal members $\frac{1}{2}$ to 2 inches at the base and 3 to 4 inches at the top. The fence is universally painted black.



2016, Heritage Landscapes

CCA 1 Small-scale Elements, Furnishings and Objects

E1. Civil War memorial Tulip Tree marker, Confederate Signal Station at Lay Farm

Origin: pre-1919

Alterations: December 1920 tulip tree removed; c.1964-1967 addition of cannon balls and plaque on concrete foundation

Location: Front yard of the Marshall Office Building, building Building 12 at the front walk alongside Main Drive.

Materials: Natural stone of approximately 20 inches with a flat side, set vertically in grade with a bronze plaque oriented to the public walk. A 2nd bronze plaque is set atop a concrete platform 2 inches above finish grade with two iron cannon balls anchored to either side.



2016, Heritage Landscapes

E2. Officers Wives Club sundial

Origin: pre-1927

Alterations: 1984 75th OWC Anniversary Plaque added to base

Location: West end of the rose garden on axis with the arbor, centered at the intersection of four walks.

Materials: The bronze sundial is set atop an architectural precast concrete column at 32 inches above finish grade and 21 inch diameter at the top.

Notes: The concrete pedestal has a decorative molded top with slender central column less than 21 inches in diameter set atop a molded base of about 21 inches in diameter. A bronze plaque is situated on a concrete base at the north end of the sundial on axis with the adjacent arbor. The plaque is set at an angle atop the concrete stanchion.



2016, Heritage Landscapes

E3. Benches, Rose Garden

Origin: unknown, likely pre-1927

Location: Centered around the Officers Wives Club sundial in the rose garden.

Materials: Prefabricated architectural concrete legs and wood slats for seat and back. Benches are 5 feet long with 3 wood slats forming the back and 4 wood slats forming the seat. Bench seats are approximately 16 inches and 3 feet in height at the seat back.



2016, Heritage Landscapes

2. PRESERVATION MASTER PLAN

E4. *Slab Benches, Rose Garden*

Origin: unknown, likely pre-1927

Location: Placed to either side of the garden's center walk and around the fountain basin at the south end of the rose garden.

Materials: Benches are prefabricated architectural concrete in three pieces, a top single seat at 6 feet in length, 18 inches wide. A pair of concrete legs to either are fashioned with a bullnose form at both edges and sit on a rectilinear foot. Benches are plus or minus 15 inches from finish grade. The benches do not have backs.

Notes: There are six benches placed in the rose garden - four under the arbor and two opposite each other at the southern portion of the walk. Four additional benches surround the small fountain basin at the south end of the rose garden.



2016, Heritage Landscapes

E5. *Drinking fountain west of Bandstand*

Origin: pre-1945

Location: Centered on the landing between upper landing of the concrete steps west of the Bandstand.

Materials: Cast in place concrete four sided pier with stainless steel fittings and drainage bowl set into the top.

Notes: The concrete post is wide at the base tapering to the top in which the bowl is set. The casting includes a concrete step at the west and corners of the post are chamfered. The drinking fountain may be associated with 1924 with Nurse Student School Plaque that was missing in April 2016.



2016, Heritage Landscapes

CCA 1 Archaeological Resources

A1. *Battle of Fort Stevens Civil War Site*

Origin: July 12, 1864

Location: The Battle of Fort Stevens occurred on July 11 and 12, 1864, when Confederate troops, led by General Jubal A. Early, attempted to capture the Union capital of Washington, DC.¹ The Confederate Army approached from the north, entering the city's suburbs along the Seventh Street Turnpike, now Georgia Avenue.

Activities associated with the Battle of Fort Stevens, including Confederate bivouacking, staging, resource procurement, skirmishes, sharpshooting and Union signaling and ambushes are documented in several historic accounts and maps as having occurred on property that later became WRAMC.² Areas of the WR campus have been identified as being directly associated with the battle and include the Carberry/Lay estate (southeastern corner of WRAMC), the July 12, 1864 Battlefield (covering the entirety of WRAMC), and the Confederate Battle Line, Bivouac and Staging Areas (northern edge) from July 12, 1864. Specific features on the landscape, particularly on the Carberry/Lay property, played prominent roles in the battle. Artifacts including cannonballs and lead bullets from the Civil War period have also reportedly been found

¹ Text excerpted from National Register of Historic Places, Walter Reed Army Medical Center (WRAMC) Historic District, Building 15000061, 7-3, 6, 7..



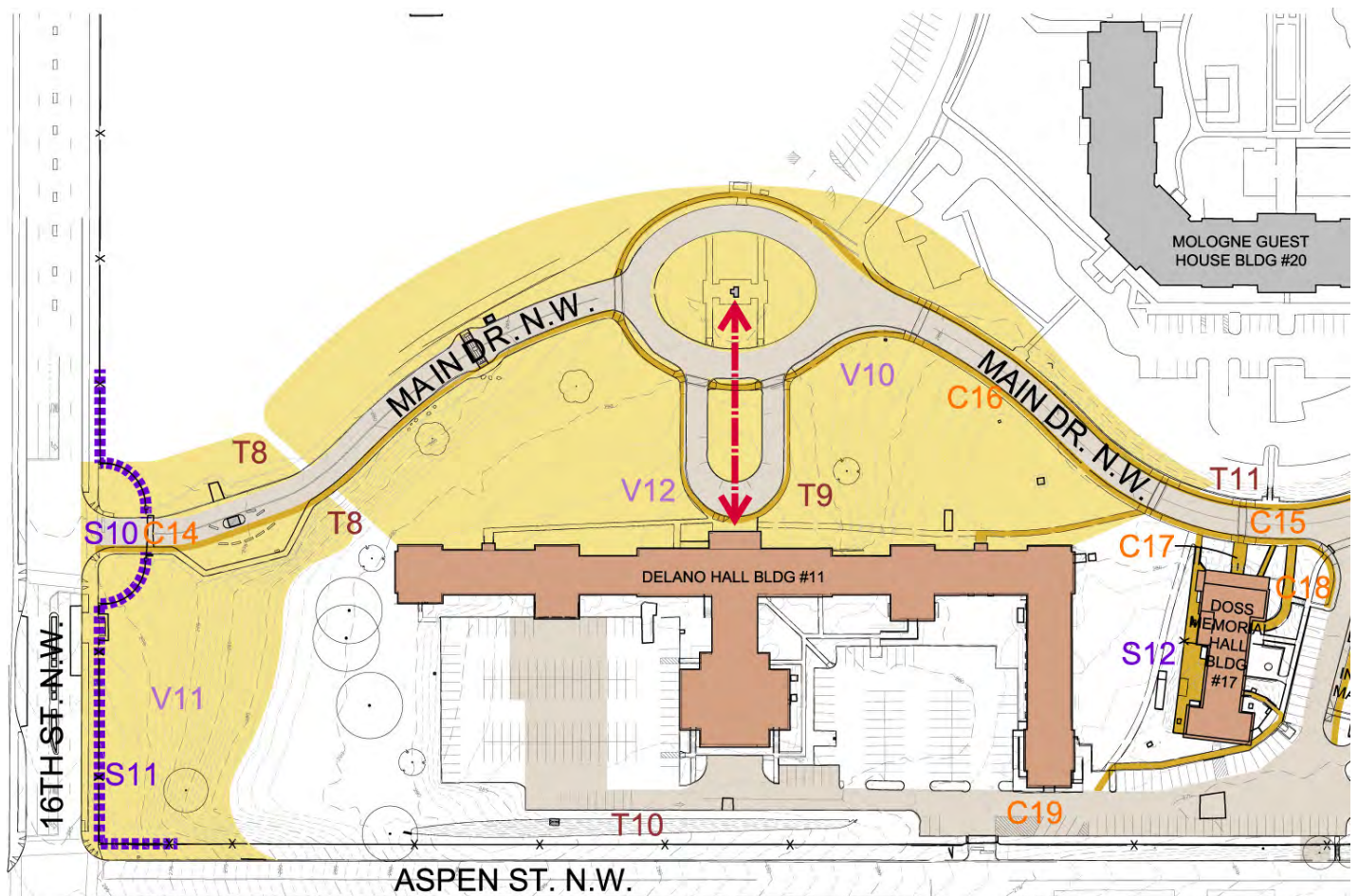
c.1911, Library of Congress

on the campus.³ Two of the artifacts (the cannonballs) have been incorporated into a memorial (Structure 6A) extant on the WR campus.

At least two important events in the course of the battle occurred at once prominent features on the landscape of the property; the Sharpshooter's Tree and Cameron's Creek. Sharpshooter's Tree, a 150-foot tall tulip (poplar) tree located just north of the main house was used by Confederate sharpshooters and was also reportedly used as a signal station by Confederate forces. During the battle, the tree was reportedly struck by artillery fired from Fort Stevens but survived and healed from these scars. The main residence and support buildings on the Carberry/Lay estate were eventually demolished after the Army's acquisition of the property but the tree was left standing. New buildings were constructed nearby including the Nurses' Residence (Building 12) to the north and the Commanding Officers' Quarters (Buildings Building 8 and Building 9) to the south. An undated photo of the Signal Station/ Sharpshooter's tree in front of Building 12 shows a bronze plaque embedded in the trunk. The tree survived at WRAMC until December 1920 when it was removed after being severely damaged during a winter storm. The memorial marking the location of the tree and its important role in the Battle of Fort Stevens was a bronze plaque embedded in a large boulder ([Feature E1] NRHP Structure 6A) originally installed in the early 1920s. Though not legible, the plaque orientation and pattern of text differ from the existing plaque suggesting that the plaque embedded in stone in Structure 6A is at least the second memorial to the tree. ... The stream on the low, southwest edge of the Carberry/Lay property likely provided a water source for Union troops during the 1861 construction of Fort Stevens, and Confederate troops during their occupation of the area during the battle. At least one battle account indicates that Rodes' division troops concealed themselves in a ravine to counterattack Wheaton's Union troops at close range on the second day of battle.

2. PRESERVATION MASTER PLAN

2.4.2 Campus Character Area 2 Landscape Character-Defining Features



CCA 2 Views and Spatial Relationships

V10. Cohesive visual space of Delano Hall (Building 11) landscape and Walter Reed Monument

Origin: 1933 West Wing of Delano Hall (Building 11)

Alterations: c.1967-1970 Walter Reed Monument in Main Drive ellipse

Location: Landscape north of Delano Hall (Building 11) including Main Drive and the Walter Reed Monument.



2016, Heritage Landscapes

V11. Cohesive visual space of west entry at 16th Street frontage and Aspen Street corner

Origin: c.1908

Alterations: c.1942 fences

Location: Landscape of west entry at 16th Street and the Aspen Street corner.

Notes: Portions of landscape slope west and south of Delano Hall (Building 11).



2015, Google Earth

2. PRESERVATION MASTER PLAN

V12. Delano Hall (Building 11) axis with the elliptical island with the Water Reed Monument

Origin: 1931 Center Wing of Delano Hall (Building 11)

Location: Between the entry of Delano Hall (Building 11) and center of elliptical island with the Water Reed Monument.



2016, Heritage Landscapes

CCA 2 Topography and Drainage

T8. Sloped lawns to either side of the Main Drive at the west entry

Origin: c.1908

Location: Along Main Drive from the west entry at 16th Street to the elliptical island on axis with Delano Hall (Building 11). This includes entry slope along 16th Street NW to intersection with Aspen Street NW.

Materials: Mown turf slope, beyond the contemporary tree and shrub plantings along the drive perimeter.

Notes: Contemporary plantings which border Main Drive obscure the gently sloping topography.



2014, Google

T9. Delano Building (Building 11) north entry level setting

Origin: 1933

Location: The level setting for the north facade and main entry drive of Delano Hall at Main Drive, including the elliptical planted island on axis with Delano Hall (Building 11).

Materials: The landscape of this terrace top setting is maintained as mown turf with large deciduous shade and smaller flowering trees.

Notes: The level terrace top grading is scaled with the facade of Delano Hall, extending across Main Drive to the parklike setting at the north and including the elliptical island on which the Walter Reed Memorial is situated.



2016, Heritage Landscapes

T10. Stabilized slope between Aspen St. and Delano Building (Building 11) south facade landscape

Origin: pre-1918

Alterations: 1929 Delano Hall East Wing and parking; c.1967-1970 parking expansion

Location: Delano Hall (Building 11) parking lot south perimeter, parallel with Aspen Street NW inside the campus grounds.

Materials: The steep slope along the west edge of the drive and parking lot is stabilized with a mix of stone and concrete that is constructed as an informal retaining wall laid back into the slope. The structure is a mix of granite and sedimentary flat faced stones set in concrete. Stones range in size from 6 inches to 30 inches across and a small amount of exposed aggregate concrete is found throughout the composition. The steeply angled structure is set atop a continuous concrete base and has a concrete cap. Drainage piping to alleviate hydrostatic pressure is evident at one location at the base of structure.



2016, Heritage Landscapes

2. PRESERVATION MASTER PLAN

T11. *South slope north of Main Drive at Mologne Guest House (Building 20)*

Origin: c.1908

Alterations: 1997 Mologne Guest House (Building 20) and parking replace Physical Therapy Building

Location: The north perimeter of Main Drive, north of Delano Hall and east of the Main Drive elliptical island.

Materials: The slope is mown turf. A concrete retaining wall, plus/minus 30 inches high, defines the bottom of slope for approximately 300 linear feet running along the back of walk at Main Drive. Concrete steps opposite Doss Memorial Hall (Building 11) provide access to Mologne House (Building 20) above.

Notes: The slope is graded to follow the curvature of Main Drive.



2016, Heritage Landscapes

CCA 2 Vegetation, Trees and Planting

P8. Mixed species turf ground plane

Origin: 1908

Location: The landscape throughout CCA Area 2 is planted with large deciduous shade, evergreen and ornamental flowering trees.

Materials: Oak and maples compile the majority of large shade deciduous canopy trees in this area with evergreen trees and ornamental flowering trees at a lesser quantity. Mown turf extends through out this landscape creating a green carpet at the base of the trees flowing between structures and paved drive edges expressing the changing grades. Trees are spaced generously apart having developed full canopies that providing dappled light and shadows atop the green turf surface.



2016, Heritage Landscapes

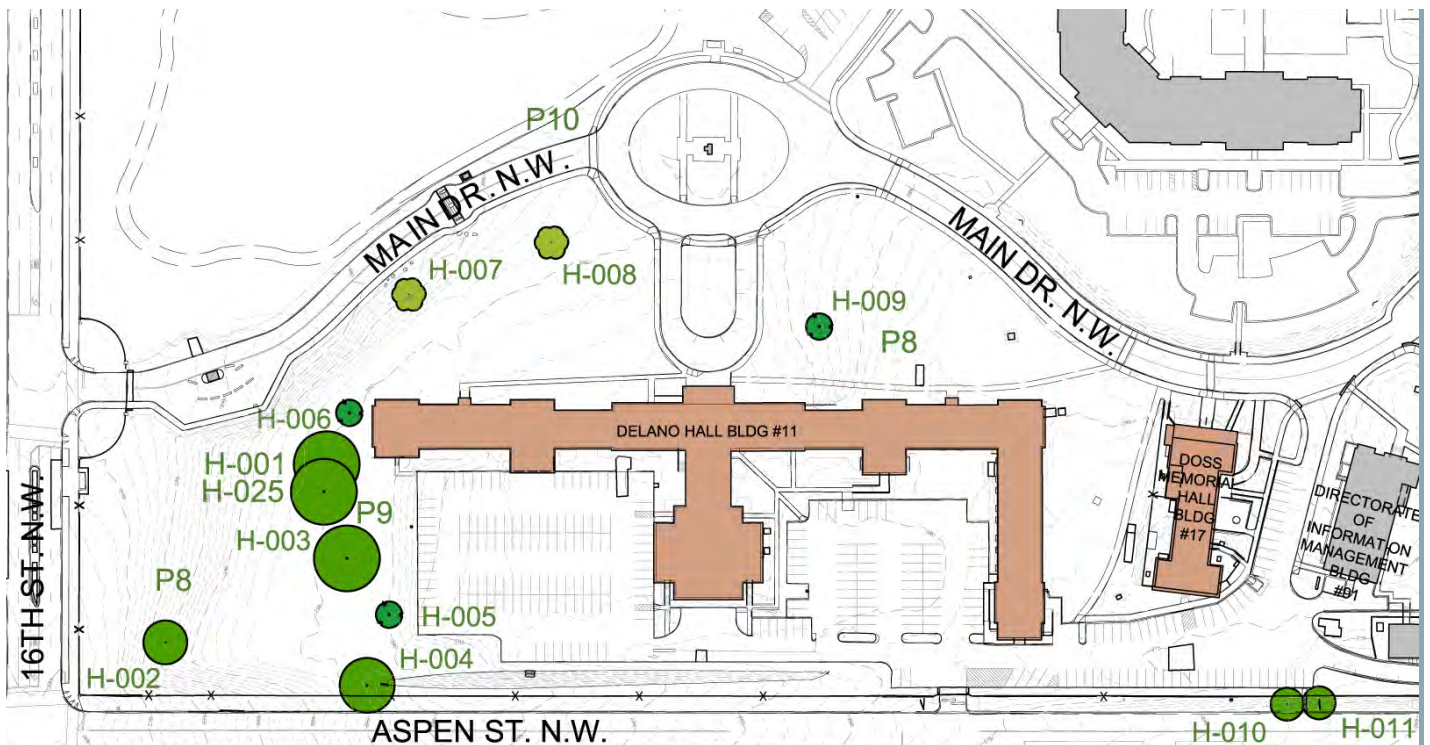
P9. Dispersed group of historic trees

Origin: pre-hospital to 1956

Location: West of Delano Hall, Building 11 at the top of the ascending slope from 16th Street

Materials: Several mature trees that include oak and maple species frame the west elevation of Delano Hall at the top of the slope which rises from the west gate entry at 16th street.

CDF Code	Scientific Name	Common Name	c.2009 WRAMC Tree Inventory Number
H-001	Acer rubrum	Red Maple	268
H-002	Acer platanoides	Norway Maple	Unknown
H-003	Quercus rubra	Red Oak	Unknown
H-004	Quercus palustris	Pin Oak	303
H-005	Tsuga canadensis	Eastern Hemlock	Unknown
H-006	Tsuga canadensis	Eastern Hemlock	266
H-007	Magnolia x soulangiana	Saucer Magnolia	262
H-008	Magnolia x soulangiana	Saucer Magnolia	257
H-009	Abies nordmanniana	Nordman Fir	248
H-010	Quercus phellos	Willow Oak	340
H-025	Quercus rubra	Red Oak	269



2016, Heritage Landscapes

2. PRESERVATION MASTER PLAN

P10. Park setting of turf and trees north of Main Drive (DOS, ROW)

Origin: c.1929

Location: This landscape area is to the north of Main Drive from the Entrance Gate at 16th Street east of the elliptical island to the parking lot north of Mologne Guest House Building 20. The landscape itself is at the perimeter of the Parks at Walter Reed, outside of the project area.

Materials: Large deciduous-s shade trees in mown turf make up this landscape. The setting has a parklike character that balances the parklike setting of Delano Hall Building 11 opposite Main Drive to the south. The west end of this landscape is planted with deciduous shade trees and understory of ornamental juniper at the drive edge. The planting has become over grown with invasive species saplings and is generally not in keeping with the historic parklike nature of the landscape east and west of Main Street.

Notes: The planning team recognizes this area as being outside of the development area and has chosen to include it the Preservation Master Plan because of its importance in establishing the character of the historic landscape upon entering the Walter Reed Campus from 16th Street. The general rehabilitation principle expressed in this document should be shared with respect to this area as the adjacent properties are developed by the Department of State to aid in stewarding the historic character along Main Drive as a shared landscape, adding value to each properties.



2016, Heritage Landscapes

CCA 2 Circulation

C14. West entry at 16th Street

Origin: c.1908

Alterations: c.1924 gateposts, 1942 fence and gate

Location: The West campus entry at 16th Street N.W. is located approximately 300 feet north of Fern Street N.W. on 16th Street, across from Rock Creek Park.

Materials: Main Drive at this entry is asphalt with concrete curbs along both sides. A concrete walk runs parallel with the drive at the southern perimeter. The drive accommodates two directional traffic and has a lay by area to the south.



2016, Heritage Landscapes

C15. Main Drive (west)

Origin: c.1908-1918

Alterations: 1908-1920 paved from Georgia Ave. entry to Doss Memorial Hall (Building 17); 1920-1933 paved to 16th Street entry; c.2009 boulders on shoulders

Location: Main Drive bisects the campus from 16th Street N.W. to Georgia Avenue N.W. This segment is considered as roughly 1,800 linear feet from the 16th St. entry to Ambulance Drive at the west end of the Main Building (Building 1).

Materials: The two-way drive consists of an asphalt surface and concrete curbs. Six-foot-wide concrete sidewalks are directly adjacent to the drive for much of its length with the exception of the elliptical island. Here, 5 foot wide walks are set approximately 8 to 10 feet away from the curb and the area is finished in turf. The horseshoe drive of Delano Hall (Building 11) is adjacent to Main Drive at the elliptical island forming a central lawn panel on axis between Delano Hall and the Walter Reed Monument.

Notes: Main Drive splits at approximately 160 linear feet from the 16th street entry forming an elliptical island on which the Walter Reed Memorial is placed.



2016, Heritage Landscapes

C16. Walks curvilinear layout conjunct with roads

Origin: pre-1927

Location: Campus-wide, pedestrian access follow vehicular alignment.

Materials: Concrete sidewalks directly adjacent to the curbs on both sides at 6 feet wide with perpendicular control joints at plus/minus 6 feet on center.

Notes: Concrete walks are located alongside all the primary vehicular drives providing separation of pedestrian and vehicular movement throughout the grounds.



2016, Heritage Landscapes

2. PRESERVATION MASTER PLAN

C17. Doss Memorial Hall (Building 17) steps

Origin: 1920

Location: Southeast corner of Doss Memorial Hall (Building 17).

Materials: Steps and the adjacent retaining wall are constructed in concrete. Tubular metal hand and guide rails, painted black, line the top of wall and follow the steps down into the access areaway below. The top of retaining walls are 2 to 3 inches above finish grade at the adjacent walk to the south and turf lawn to the north, sloping with the grade. The concrete is warm beige in color with grey aggregate exposed as a result of weathering. The color appears to be as a result of material composition and not as a color mix additive.

Note: Adjacent patio post-dates 1956.



2016, Heritage Landscapes

C18. Doss Memorial Hall (Building 17) northeast entry walk

Origin: 1920

Location: The northeast corner of Doss Memorial Hall (Building 17) at Main Drive.

Materials: The system of walks, retaining walls and steps at this area adjacent to Doss Memorial hall navigate the topographic change. The concrete walks vary slightly in width from 6 feet to 9 feet with control joints placed to the square dimension of the walk, 6 feet and 9 feet on center respectively. The historic, wider walk has rolled up edges that are integral with the walk surface forming a slight gutter at the walk edge. The concrete is warm beige in color with an integral grey aggregate exposed as a result of weathering. Concrete appears to be as a result of materials and not color additives.

The concrete steps are a nominal 6 inch riser with 12 inch treads and have low concrete cheek walks at both sides. Piped metal handrails, painted black, are installed atop the walls. Like the adjacent walk the concrete is warm beige in color with the integral gray aggregate exposed as a result of weathering.



c.2011, Bing Maps

CCA 2 Landscape Structures

C19. Interior circulation corridor parallel to Aspen Street

Origin: c.1919-1927

Alterations: 1929 formalized as Aspen Drive with Delano Hall (Building 11) construction

Location: The vehicular drive is within the campus along the southern perimeter running parallel with Aspen Street N.W. between the south east campus entry at Georgia Avenue N.W. at Aspen to the west end of Delano Hall (Building 11). The drive provides access to the service buildings on campus including the boiler plant (Building 15) and roads and grounds buildings Building 16, Building 84, & Building 31.

Materials: The drive is paved in asphalt with concrete curbing where it is otherwise has not been widened to provide parking.

Notes: The roadways as been widened overtime to accommodate increased parking needs on campus.



c.2011, Bing Maps

S10. West entry gate and piers

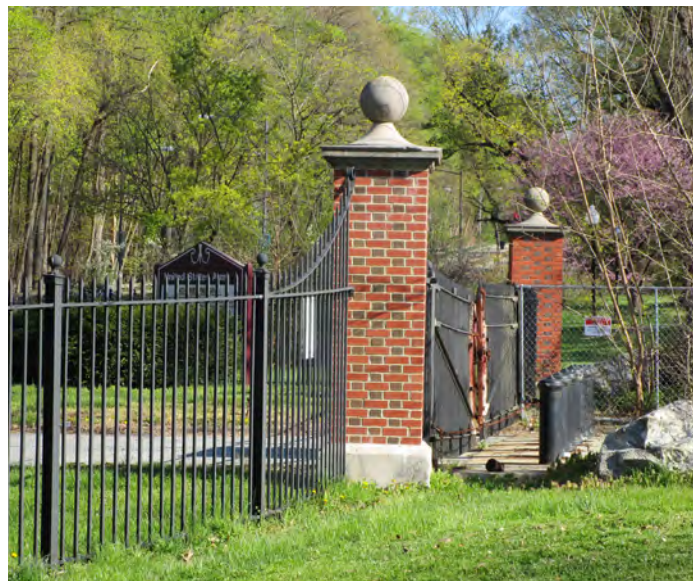
Origin: c.1924 gatepost

Alterations: c.1935 gateposts possible addition, 1942 gate, post-2002 cable reinforcements

Location: West Entry at 16th Street N.W. approximately 300 feet north of the intersection of 16th Street N.W. and Fern Street.

Materials: The west entry as a primary entrance to the Walter Reed Campus is fitted with a pair of brick and limestone piers at both sides of Main Drive. A set of piers are placed directly at the drive perimeter set back approximately 60 feet from 16th Street with a secondary lower pair of piers at the perimeter fence location approximate 20 feet from the 16th Street curb line. Curved sections of iron picket fencing connect the piers.

Red brick columns at 28 inches square and 7 feet high sit atop a limestone base that is 34 inches square and expressed 15 inches above finish grade. Brick is laid in a Flemish bond pattern with dark red/brown brick accents. The limestone base has a 3 inch chamfer at the top tapering to meet the 28 inch square brick column. The limestone cap extends 4 inches beyond the brick face in a detailed stepping understand supporting a limestone ball final. The ball final approximately 16 to



2016, Heritage Landscapes

2. PRESERVATION MASTER PLAN

18 inches in diameter and set atop a curved capstone top. Piers near 16th Street are shorter by 9 brick courses and narrower.

Iron picket fencing connects the piers and is used in construction of the pedestrian gate to the south and the two vehicular gate panels. The iron fencing is constructed of iron $\frac{3}{4}$ " square iron pickets 5 inches on center are held together with a horizontal band of $\frac{1}{2}$ " square iron bar to both the front and back of the vertical pickets. The iron pickets are fluted at the front and back and finished to a point at the top. The horizontal supports are at both the top and bottom of the fence and are fluted at the exposed face. The fence is generally about 6 feet from finish grade with the top picket tooled to a point at 4 inches above the top rail. Fence panels 8 feet long are supported by vertical iron posts. The posts are 3 inches deep by 2 $\frac{1}{2}$ inches across and feature an "H" configuration into which the fence panels are secured. A 3 inch diameter iron ball finial tops each supporting post. Vertical supporting members of the gate are larger posts and diagonal cross members are added to the operation gate panes for support.

S11. 16th Street fence and piers

Origin: 1942

Alterations: post-2002 cable reinforcements

Location: The southwest corner of the campus at 16th Street N.W. and Aspen Street N.W.

Materials: The pier at this corner of the campus is constructed of brick with a limestone cap and base. The red brick column is 21 inches square with the brick laid in a Flemish bond. The 5 feet 6 inch brick column sits atop a 24 inch square limestone base that is exposed about 12 inches at the low side. The top of the base is chamfered to meet the brick column width. The limestone pier cap is 25 inches square and finished with a ball finial. The cap has a detailed stepping underside and tapers to support the ball finial. The ball is 14 to 16 inches in diameter and sits just above the cap on a short post detailed into the cap.

Iron picket fencing extends from both the west and south faces of the terminal pier. The iron fencing is constructed of $\frac{3}{4}$ " square iron pickets 5 inches on center held together with a horizontal band of $\frac{1}{2}$ " square iron bar to both the front and back of the vertical pickets. Horizontal supports are at both the top and bottom of the fence. The fence is generally about 6 feet from



2016, Heritage Landscapes

finish grade with the top picket tooled to a point at 4 inches above the top rail. Fence panels 8 feet long are supported by vertical iron posts. The posts are 3 inches deep by 2 ½ inches across and have an “H” configuration into which the fence panels are secured. A 3 inch diameter iron ball finial tops each supporting post.

The third fence panel 25 feet from the corner at the south along Fern Street N.W. is finished with an ornate scroll that rises above the fence panel. The iron fencing continues along the entire length of Fern Street N.W.

Notes: Iron pickets used for fencing are both a ¾ solid iron picket with sharpened point at the top as well as a ¾ inch square picket with fluting on the front and back and having an sharpened point at the top. These pickets vary through the various fencing sections.

S12. Doss Memorial Hall (Building 17) west retaining wall

Origin: c.1933, likely contemporaneous with extension of building, removal of adjacent tennis courts, and construction of Delano Hall (Building 11) West Wing

Location: The west facade of Doss Memorial Hall (Building 17).

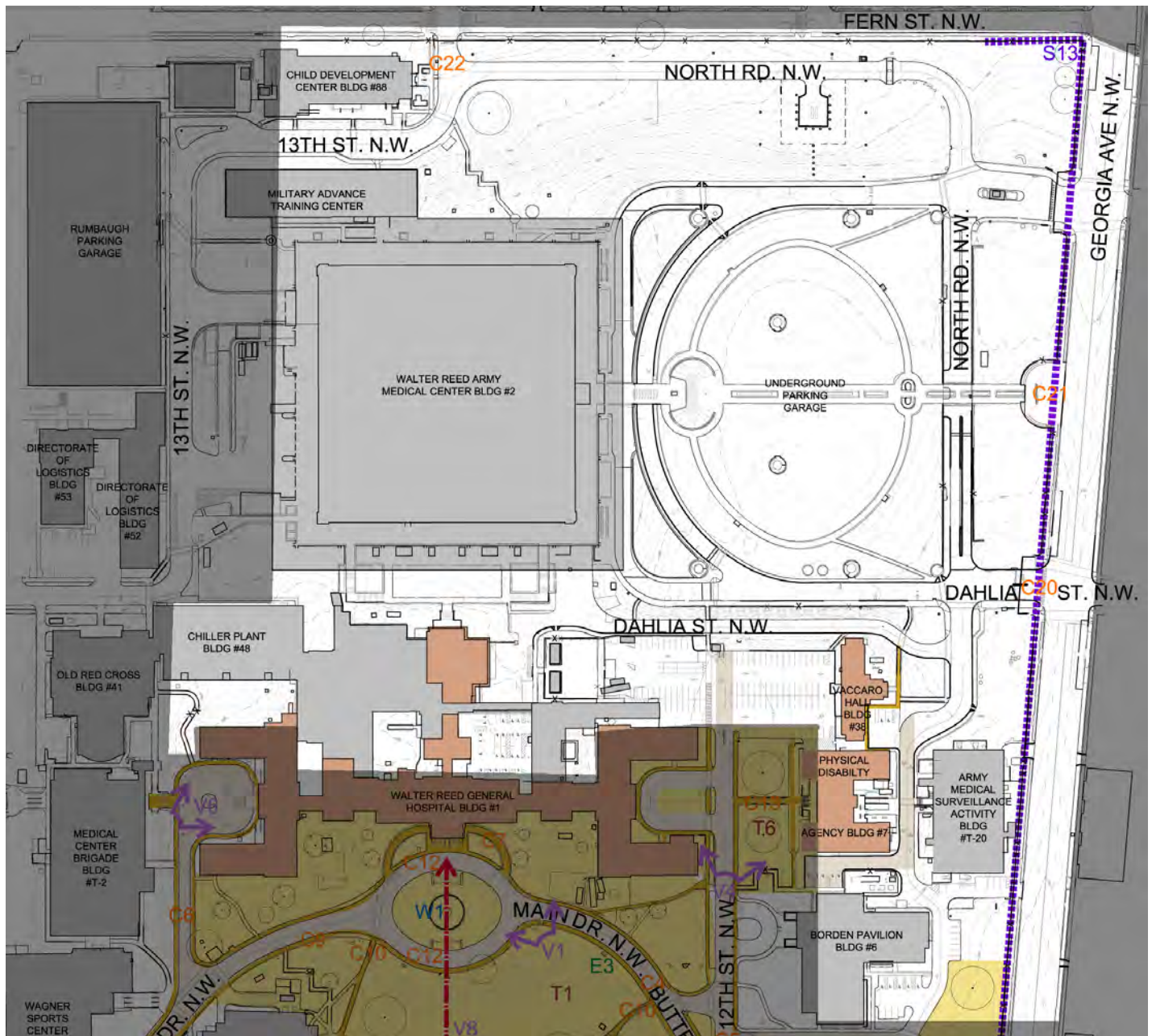
Materials: The 170 long wall is constructed of cast-in-place concrete with a painted metal rail along the top. Concrete steps at the north provide access to the airway that allows light and air to the lower story windows of building Building 17. The wall terminates at the west end of the building turning 90 degree to meet the end wall. Wall height varies with the adjacent grade so that the top of wall does not extend above finish grade. The painted metal rail is fabricated from tubular steel and painted black.



2016, Heritage Landscapes

2. PRESERVATION MASTER PLAN

2.4.3 Campus Character Area 1 Landscape Character-Defining Features



2016, Heritage Landscapes

CCA 3 Vegetation, Trees and Planting

P11. Dispersed group of historic trees

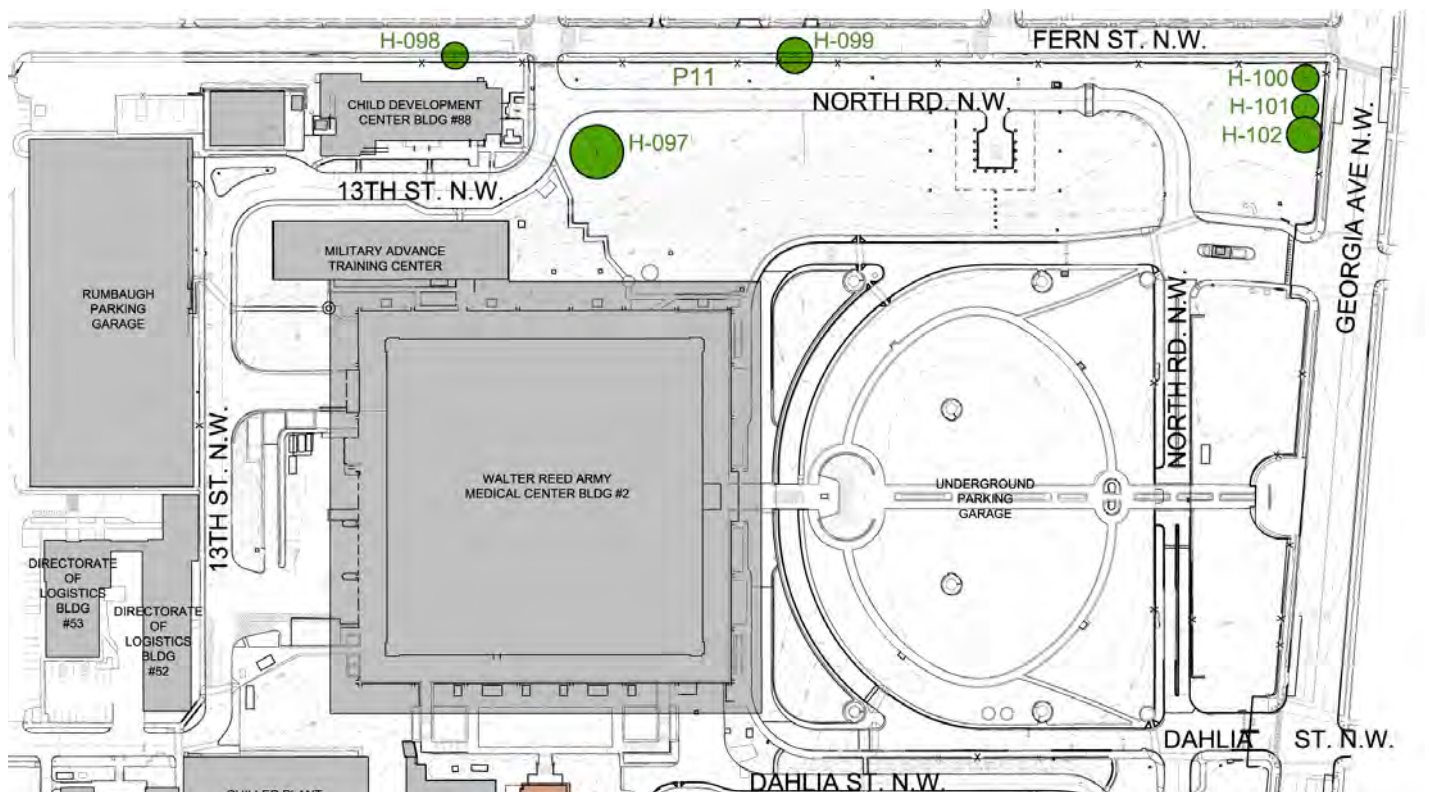
Origin: pre-hospital to 1956

Alterations: c.1962-1972 removals with Building 2 and the underground parking garage

Location: The north perimeter of the Walter Reed Campus from Georgia Avenue NW west along Fern Street NW. Large oak and tulip trees in this area remain from the earlier period prior to 1965 and the construction of the Walter Reed Army Hospital building 2.

Materials: Deciduous shade trees of oak and tulip comprise this group set within the mown turf landscape along the campus perimeter.

<i>CDF Code</i>	<i>Scientific Name</i>	<i>Common Name</i>	<i>c.2009 WRAMC Tree Inventory Number</i>
H-082	<i>Acer rubrum</i>	Red Maple	719
H-097	<i>Quercus phellos</i>	Willow Oak	815
H-098	<i>Quercus palustris</i>	Pin Oak	Unknown
H-099	<i>Quercus palustris</i>	Pin Oak	Unknown
H-100	<i>Liriodendron tulipifera</i>	Tulip Tree	Unknown
H-101	<i>Liriodendron tulipifera</i>	Tulip Tree	Unknown
H-102	<i>Liriodendron tulipifera</i>	Tulip Tree	Unknown



2016, Heritage Landscapes

2. PRESERVATION MASTER PLAN

CCA 3 Circulation

C20. Dahlia Street entry

Origin: c.1908-1918

Location: The Dahlia Street entry is directly opposite Dahlia Street east of Georgia Avenue NW. The entry and historic drive currently function as the south entry drive to the Walter Reed Army Medical Center (Building 2), main entry and subterranean drive access.

Materials: The street is historically paved with asphalt and had concrete walks at both sides. Contemporary materials are asphalt drive paving with concrete curbs and concrete sidewalks.

Notes: The contemporary Dahlia Street is located south of the historic Dahlia Street functioning as the service drive for the lower area of the Walter Reed Army Medical Center Building (Building 2).



2014, Google

C21. Dogwood Street entry

Origin: c.1908-1918

Alterations: c.1962-1972 street removed and gate pedestrianized

Location: The historic Dogwood Street entry is aligned with Dogwood Street east of Georgia Avenue NW and on axis with the east main entry of Walter Reed Army Medical Center (Building 2).

Materials: Historically Dogwood Street is paved in asphalt with concrete walks at both sides. The contemporary axis is formal walk to the main entry of the Walter Reed Army Medical Center (Building 2). The walk is concrete with a central raised concrete planter. The walk and planters are constructed atop a subterranean garage structure and aid in the ventilation system.



2016, Heritage Landscapes

C22. 13th Street entry

Origin: c.1908-1918

Location: The 13th Street N.W. Entrance to the campus at the north Fern Street N.W. perimeter at 13th Street.

Materials: The drive in this location is paved in asphalt with concrete curbs. West of the drive, a pedestrian gate and concrete walk enable pedestrian access to the campus.



2016, Heritage Landscapes

CCA 3 Landscape Structures

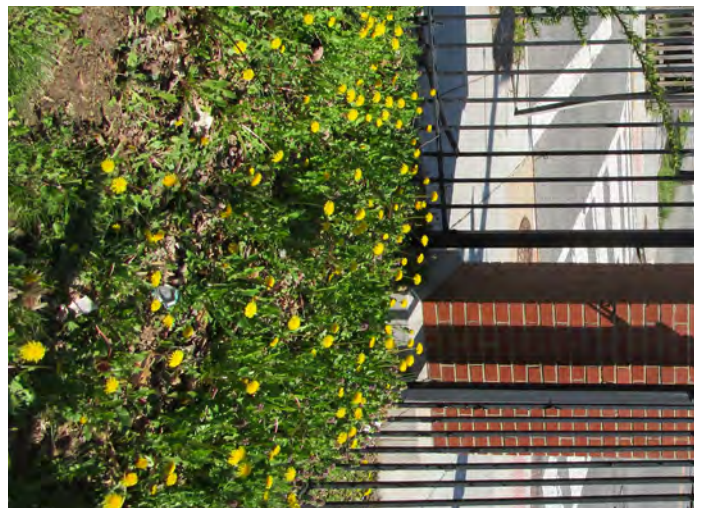
S13. Georgia Ave. and Fern Street corner perimeter fence and piers

Origin: c.1940 Georgia Ave.

Alterations: 1942 Fern Street fence added; post-2002 cable reinforcements

Location: This section of fence and pier is located at the northeast corner of the campus at the intersection of Fern Street N.W. and Georgia Avenue N.W.

Materials: The pier consists of red brick and limestone. A 30-inch square column of brick in a common bond pattern sits atop a 34-inch square limestone base with chamfered top that narrows to a 30 inch column width. The limestone cap is cut in similar fashion to the base and further articulated with an overhang and hipped top supporting a ball finial of 14 inches diameter. The limestone base is 11 inches above finish grade supporting a 5 feet 8 inch brick pier. The limestone cap is approximately 18 inches to 24 inches above the square brick pier. Adjacent iron picket fence panels are 8 feet post to post. Fence heights vary from grade based on location and conditions of the finish grade. Vertical pickets are typically 6 feet from grade. Steel pickets $\frac{3}{4}$ inch square are 68 inches in overall length and held together by horizontal metal straps $\frac{1}{2}$ square at the front and back faces at both the top and bottom of the fence. The fence is universally painted black.

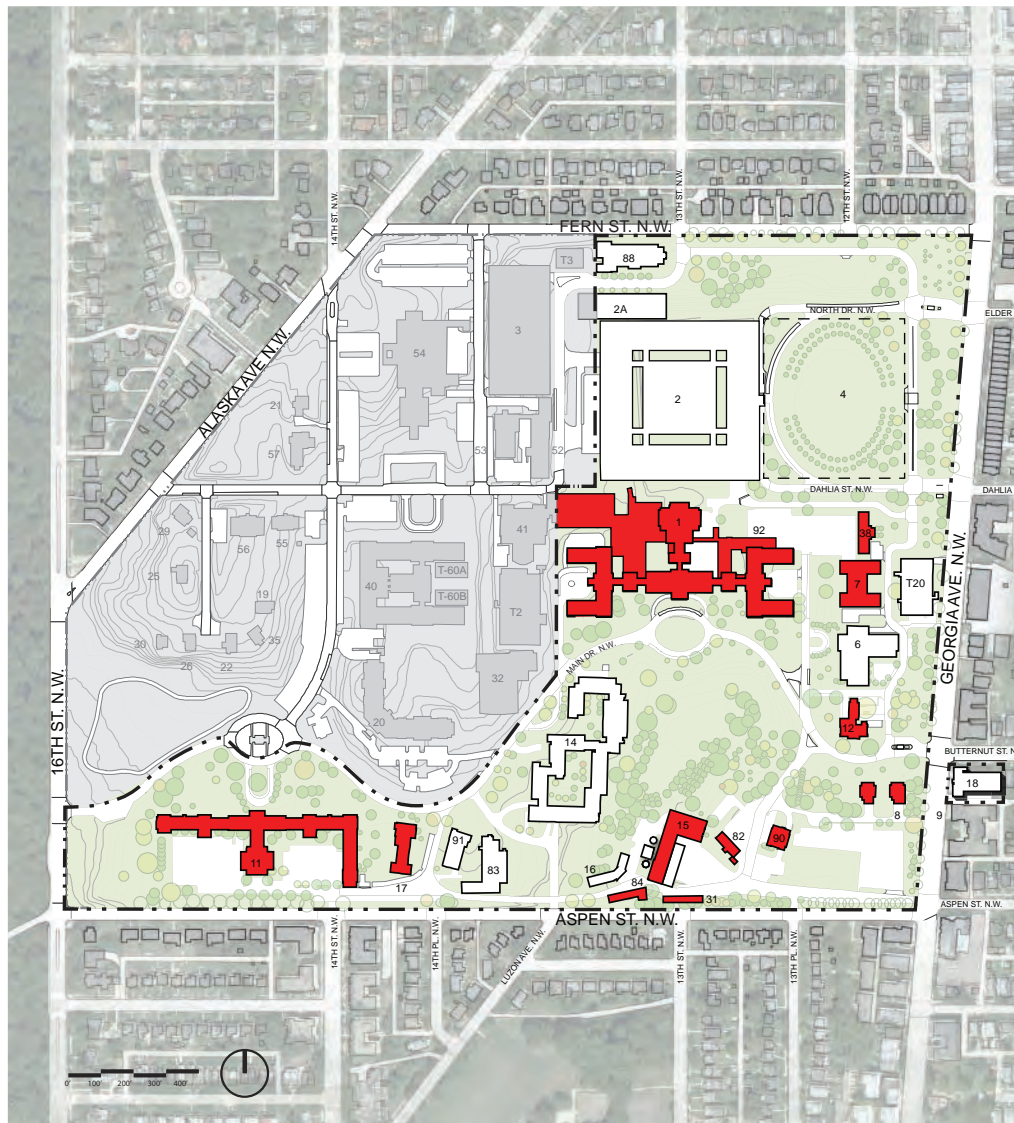


2016, Heritage Landscapes

2. PRESERVATION MASTER PLAN

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2.5 HISTORIC RESOURCE INVENTORY¹



EXISTING BUILDINGS

■ Contributing Resource

 LRA Boundary

Bldg. #	Name
1	Main Hospital **
7	Barracks
8	Officer Housing 1
9	Officer Housing 2
11	Delano Hall
12	Army Nurse Corps Home
15	Central Heating Plant
17	Doss Memorial Hall
31	Oil Storage
38	Guard House
82	PX Gas Station
84	Wagon Shed
90	Fire Station
92	Isotope Laboratory

** Though shown in this diagram in red, Building 48 and portions of additions to Building 1 are not contributing resources.

Existing Buildings on LRA Site. Source: WRAMC Small Area Plan

¹ Information compiled from the National Register Nomination Forms, and the 2013 Historic Building Assessments prepared by Quinn Evans Architects.

2. PRESERVATION MASTER PLAN

2.5.1 Campus Character Area 1 - East

Building 1 - Main Hospital



Circa 1909-1914, Library of Congress.

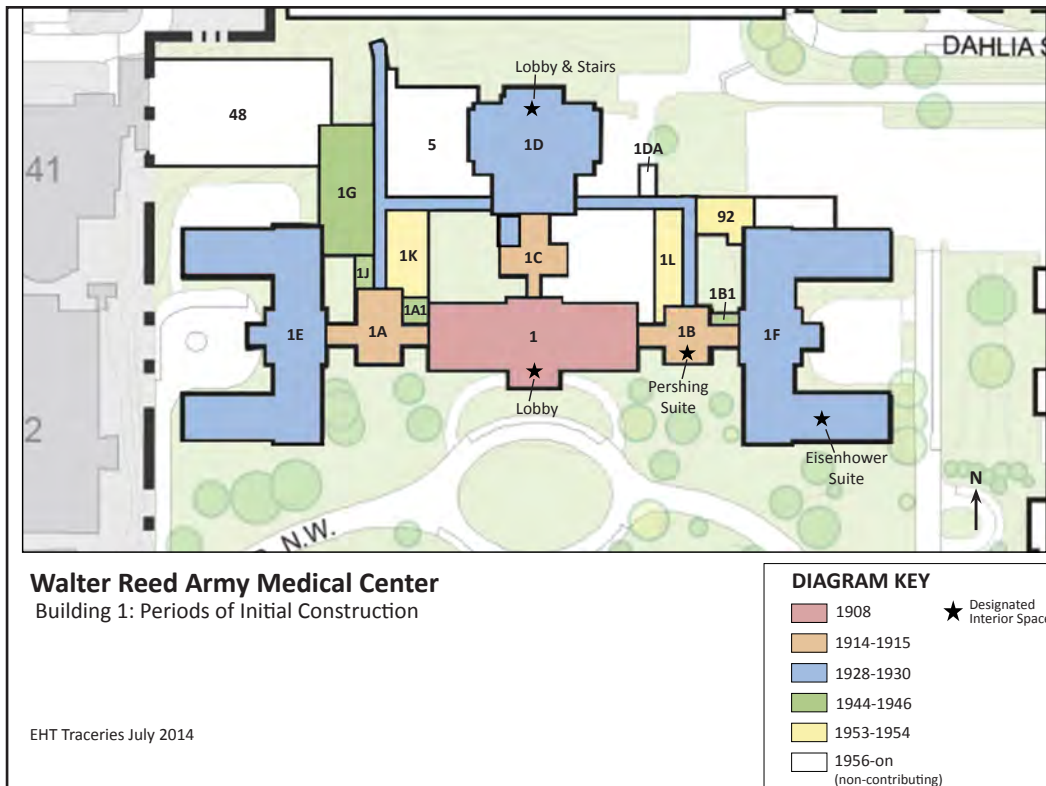


2014, EHT Traceries.

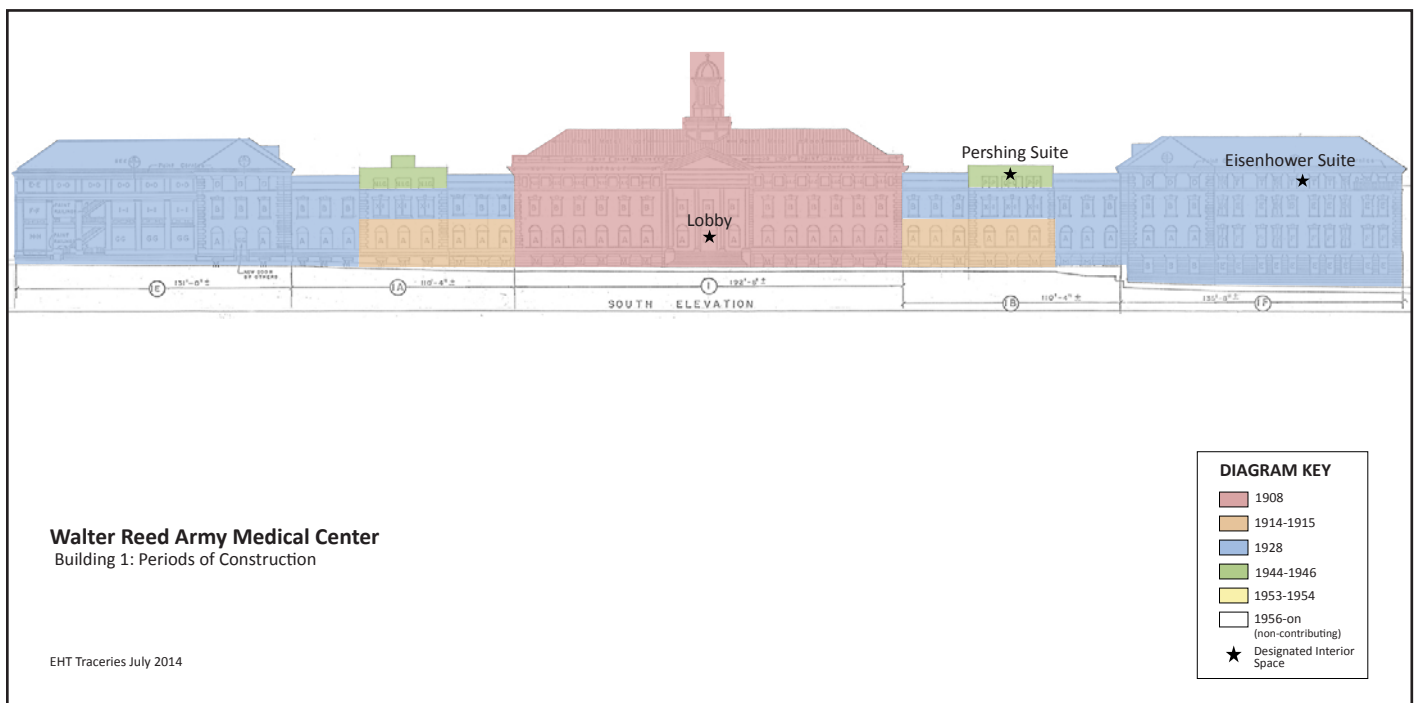
Built	Alterations
1908	See 1A -1L

LRA Control	NOI Control
YES	

Historic Use:	Administration
No. of Stories:	4 + Basement
Floor Areas:	First - 101,600 SF; Second - 71,490 SF; Third - 71,515 SF; Fourth - 24,755 SF; Basement - 97,700 SF; TOTAL - 359,000 SF (Quinn Evans); 336,302 SF (Army)
Structural Frame:	Exterior bearing walls with floors of concrete pan joists at north wing.
Roof Structure:	Concrete slab with embedded steel reinforcement. Wood framing at roof and cupola. Original slate roof on wings.
Windows:	Original windows throughout, no storm windows.
General Overview:	Building 1 consists of several wings built over time. The main center wing was constructed in 1910, and includes the grand hall and suite of rooms on first floor. Additional U-shaped wings have been added to the east and west of the main wings, and the north wing faces Building 2.



Plan showing construction and alterations. EHT Traceries.



South elevation diagram showing construction and alterations. EHT Traceries.

2. PRESERVATION MASTER PLAN

Building 1A & 1A1 - West Pavilion - Administration



Circa 1909-1914, Library of Congress.



2014, EHT Traceries.

Built	Alterations
1914	1928 - 2nd story and rear
	1944 - 3rd story
	1946 - 1A1 radio broadcasting station

Building 1B & 1B1 - East Pavilion - Administration



Circa 1909-1914, Library of Congress.



2014, EHT Traceries.

Built	Alterations
1915	1928 - 2nd story
	1944 - 3rd story south
	1946 - 1 story, 1B1 and ENC clinic

Building 1C - North Pavilion - Administration



Circa 1909-1914, Library of Congress.



2014, EHT Traceries.

Built	Alterations
1914	1930 - 2 stories Mess
	1934 - 1 story prep room
	1942 - 2 stories
	1945 - 1 story

Building 1D - North Wing - Administration



1927, *Borden's Dream*.

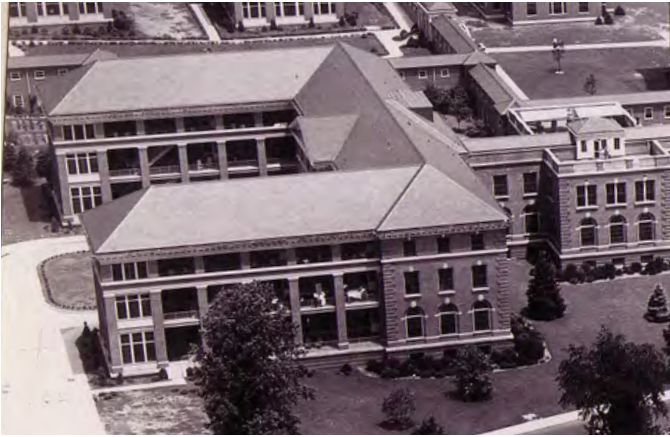


2014, EHT Traceries.

Built	Alterations
1928	n/a

2. PRESERVATION MASTER PLAN

Building 1E - West Wing



Circa 1909-1914, Library of Congress.



2014, EHT Traceries.

Built	Alterations
1928	1935 - porches enclosed

Building 1F - East Wing



Circa 1909-1914, Library of Congress.



2014, EHT Traceries.

Built	Alterations
1928	1946 - alterations

Building 1G - Central Supply, Orthopedic Shot, Sterilizing



2014, EHT Traceries.

Built	Alterations
1944	n/a

Building 1J - Admissions Office



2014, EHT Traceries.

Built	Alterations
1946	n/a

2. PRESERVATION MASTER PLAN

Building 1K - Admissions Office



2014, EHT Traceries.

Built	Alterations
1953	n/a

Building 1L - Cardiovascular & Physical Medicine Clinics



2014, EHT Traceries.

Built	Alterations
1953	n/a

Building 92 - Isotope Laboratory (located within northeast portion of Building 1 complex)



2014, EHT Traceries.

Built	Alterations
1954	Circa 1971 addition
	1984 alterations

2. PRESERVATION MASTER PLAN

West of Building 7 - Barracks



Circa 1909-1914, Library of Congress.



2014, EHT Traceries.

Built	Alterations
1910	1927 - kitchen/mess
	1950 - outpatient clinic
	1952 - alteration
	1960 - alteration
	2000 - lab renovation

LRA Control	NOI Control
	YES

Historic Use:	Barracks
No. of Stories:	3 + Basement
Floor Areas:	First - 13,305 SF; Second - 12,090 SF; Third - 11,990 SF; Basement - 13,750 SF; TOTAL - 51,135 SF (Quinn Evans); 50,379 SF (Army)
Structural Frame:	Masonry bearing wall with wood floor structure.
Roof Structure:	Wood and original slate.
Windows:	Original windows throughout, no storm windows.
General Overview:	Located just east of Building 1, Building 7 was built in 1910 as part of the initial construction, and served as the main barracks of the Hospital Corps, the Field Hospital Company assigned to the hospital. H-shaped in plan, it is a substantial two-and-a-half story building with a high raised basement, and shares the Colonial/Georgian Revival architectural vocabulary established with Building 1 with some variations. The building is clad in Flemish bond brick, with brick quoins accents at the corners. Limestone details are found throughout, such as the watertable, stringcourses, sills, keystones, modillion cornice, and entry frontispiece framed by engaged pilasters, entablature, and pediment. All floors have been renovated, and modern stairs have been inserted.



Walter Reed Army Medical Center
 Building 7 (Barracks)
Construction Chronology

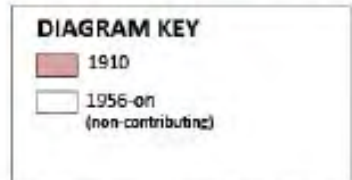


Diagram Prepared by EHT Traceries 2016

2. PRESERVATION MASTER PLAN

Building 8 - Officer Quarters 1



Undated. National Museum of Health and Medicine, Otis Historical Archives.



2014, EHT Traceries.

Built	Alterations
1910	1934 - 2 car garage
	1939 - sun parlor
	1940 - enclosed sleeping porch
	1989 - porch column replacement

LRA Control	NOI Control
YES	

Historic Use:	Quarters
No. of Stories:	3 + Basement
Floor Areas:	First - 2,195 SF; Second - 1,800 SF; Third - 1,260 SF; Basement - 2,655 SF; TOTAL - 7,910 SF (Quinn Evans); 7,994 SF (Army)
Structural Frame:	Masonry bearing wall with wood floor structure; gambrel style roof with Buckingham slate, painted flat seam copper roof at porches.
Roof Structure:	Wood
Windows:	Original windows throughout, with storm windows.
General Overview:	Built as part of the initial development of the Hospital in 1910 to accommodate officers and their families, Building 8 is nearly identical to and located beside Building 9. The main facade faces north, and the style reflects the Colonial Revival theme of the early campus. The original wood columns were replaced with fiberglass replicas in 1989.



Walter Reed Army Medical Center
 Building 8 (Officer Quarters 1)
Construction Chronology

DIAGRAM KEY	
	1910
	1934
	1939

Diagram Prepared by EHT Traceries 2016

2. PRESERVATION MASTER PLAN

Building 9 - Officer Quarters 2



Undated. National Museum of Health and Medicine, Otis Historical Archives.

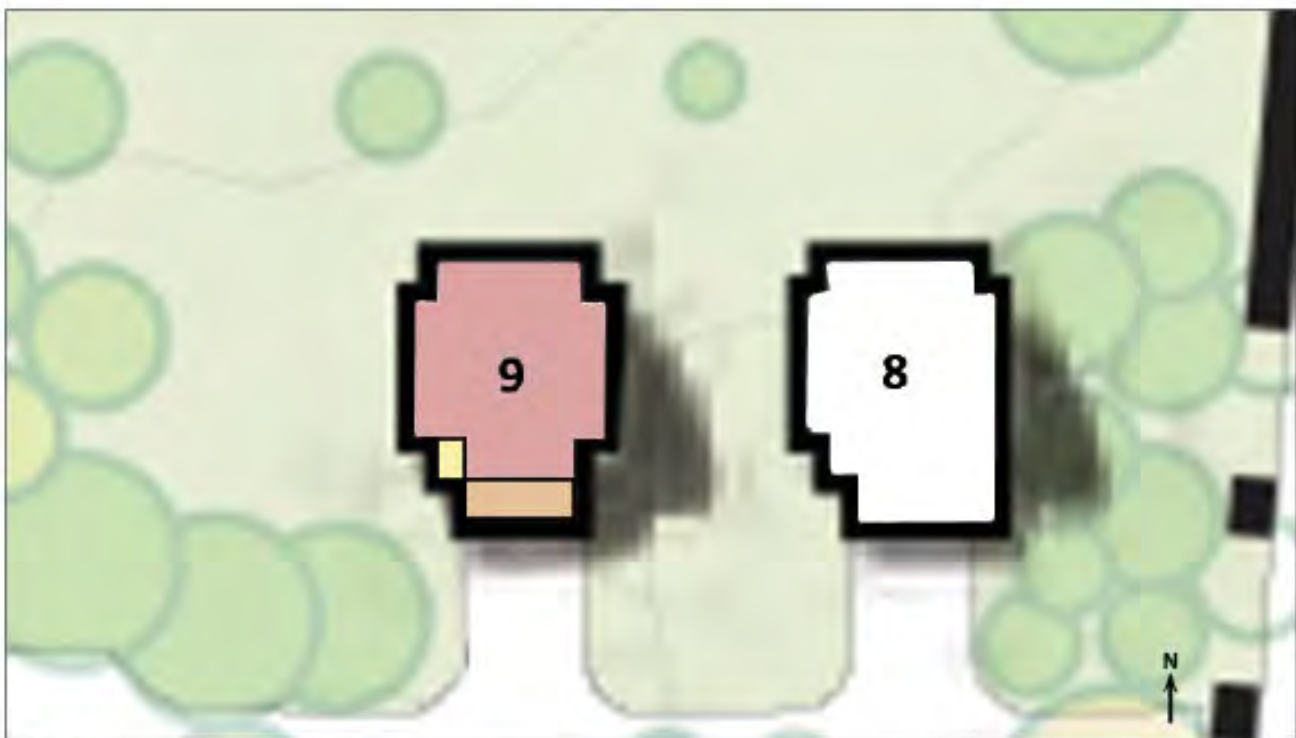


2014, EHT Traceries.

Built	Alterations
1910	1934 - 2 car garage
	1939 - sun parlor
	1940 - enclosed sleeping porch
	1989 - porch column replacement

LRA Control	NOI Control
YES	

Historic Use:	Quarters
No. of Stories:	3 + Basement
Floor Areas:	First - 2,315 SF; Second - 1,815 SF; Third - 1,260 SF; Basement - 2,715 SF; TOTAL - 8,105 SF (Quinn Evans); 7,712 SF (Army)
Structural Frame:	Masonry bearing wall with wood floor structure
Roof Structure:	Wood structure, gambrel style roof with Buckingham slate, painted flat seam copper roof at porches.
Windows:	Original windows throughout, with storm windows.
General Overview:	Nearly identical to Building 8, Building 9 lacks the west side addition on the porch. The original wood columns were replaced with fiberglass replicas around 1989.



Walter Reed Army Medical Center
 Building 9 (Officer Quarters 2)
Construction Chronology

DIAGRAM KEY	
	1910
	1934
	1939

Diagram Prepared by EHT Traceries 2016

2. PRESERVATION MASTER PLAN

Building 12 - Army Nurse Corps Home



Flickr

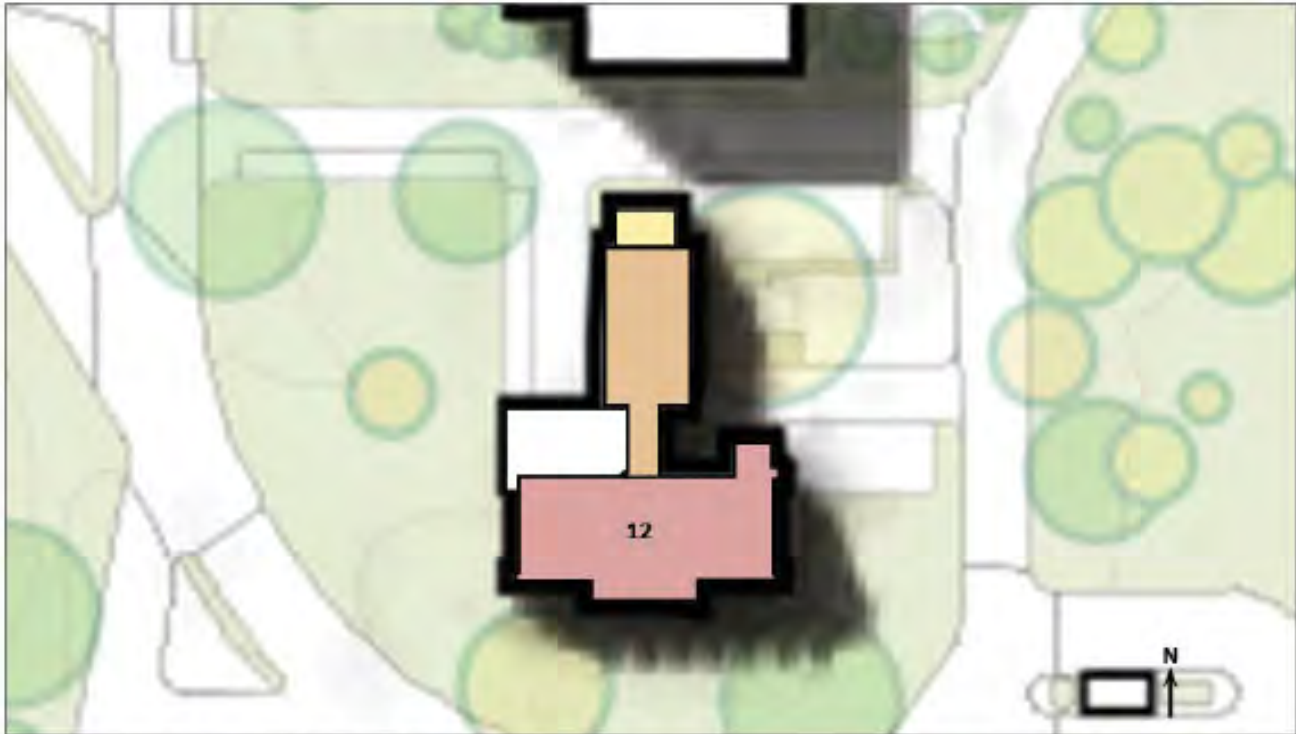


2014, EHT Traceries.

Built	Alterations
1911	1915 - addition
	1934 - addition
	2011 - addition/alteration

LRA Control	NOI Control
YES	

Historic Use:	Quarters
No. of Stories:	3 + Basement
Floor Areas:	First - 5,140 SF; Second - 4,285 SF; Third - 2,165 SF; Basement - 4,990 SF; TOTAL - 17,575 SF (Quinn Evans); 18,019 SF (Army)
Structural Frame:	Exterior load bearing with wood framing; with wood floor structure.
Roof Structure:	Wood and slate. Pitched shingle roof and flat membrane roof at porch.
Windows:	Non-original windows throughout.
General Overview:	The Georgian Revival style is reflected at Building 12 in the use of quoining, jack-arch lintels, double end chimneys, and alternating pediment and segmental arch dormers that alternate with triangular and segmented pediments. Building 12 is currently used as a Military Police Station and for VIP Suites, and includes a small amount of office space.



Walter Reed Army Medical Center
 Building 12 (Army Nurse Corps Home)
Construction Chronology

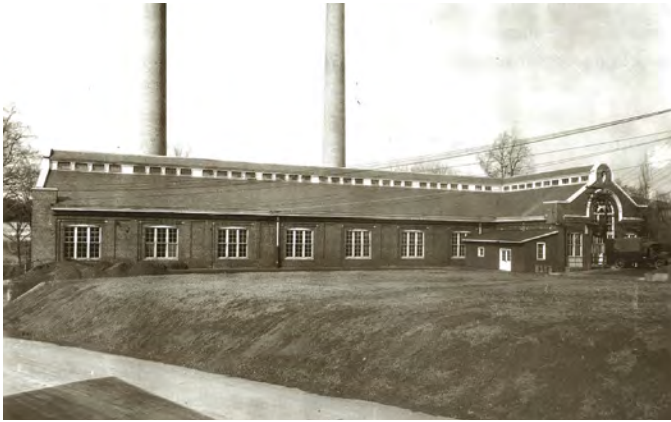
DIAGRAM KEY

1911	1956-on (non-contributing)
1915	
1934	

Diagram Prepared by EHT Traceries 2016

2. PRESERVATION MASTER PLAN

Building 15 - Central Heating Plant/Electric Switching Station



1929. *Borden's Dream.*

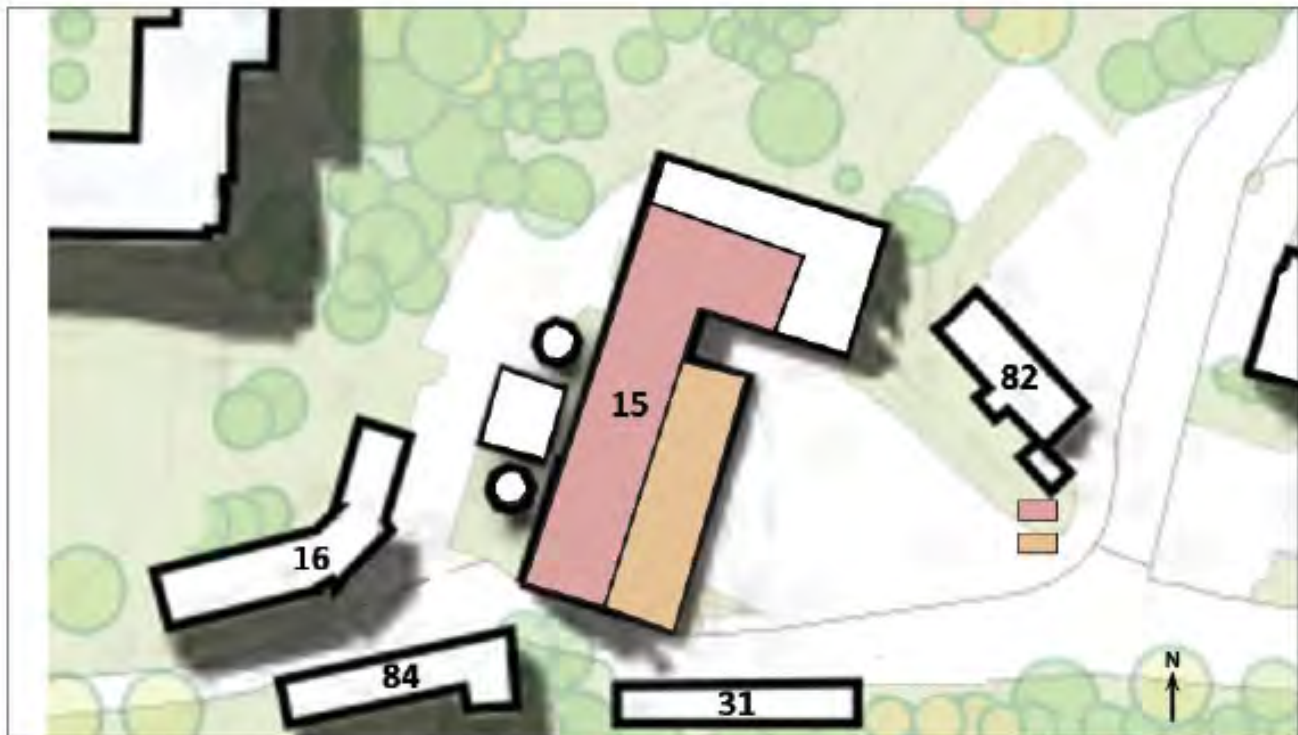


2014, EHT Tracerics.

Built	Alterations
1918	1919 - addition
	1977 - addition (1974 according to Army nomination)
	2008 - addition; electric switching station

LRA Control	NOI Control
YES	

Historic Use:	Central Heating Plant
No. of Stories:	2
Floor Areas:	TOTAL - 25,042 SF (Army)
Structural Frame:	Brick bearing wall.
Roof Structure:	Steel and iron. (Army nomination indicates it was originally metal clad, but is currently clad in asphalt shingles); addition is located within a pitch metal roof.
Windows:	Mix of original steel windows and non-original glass block.
General Overview:	Located at the south end of the campus, Building 15 contains a large center open space and continues to provide steam to the entire WR Site. Two approximately 145' masonry smoke stacks, concrete curbs, sills, and window headers are located throughout. The smokestacks were repaired (ARMY nomination describes them as being replaced) in the 1990s.



Walter Reed Army Medical Center
 Building 15 (Central Heating Plant and Electric Switching Station)
Construction Chronology

DIAGRAM KEY

- 1918
- 1919
- 1956-on
(non-contributing)

Diagram Prepared by EHT Traceries 2016

2. PRESERVATION MASTER PLAN

Building 31 - Oil Storage

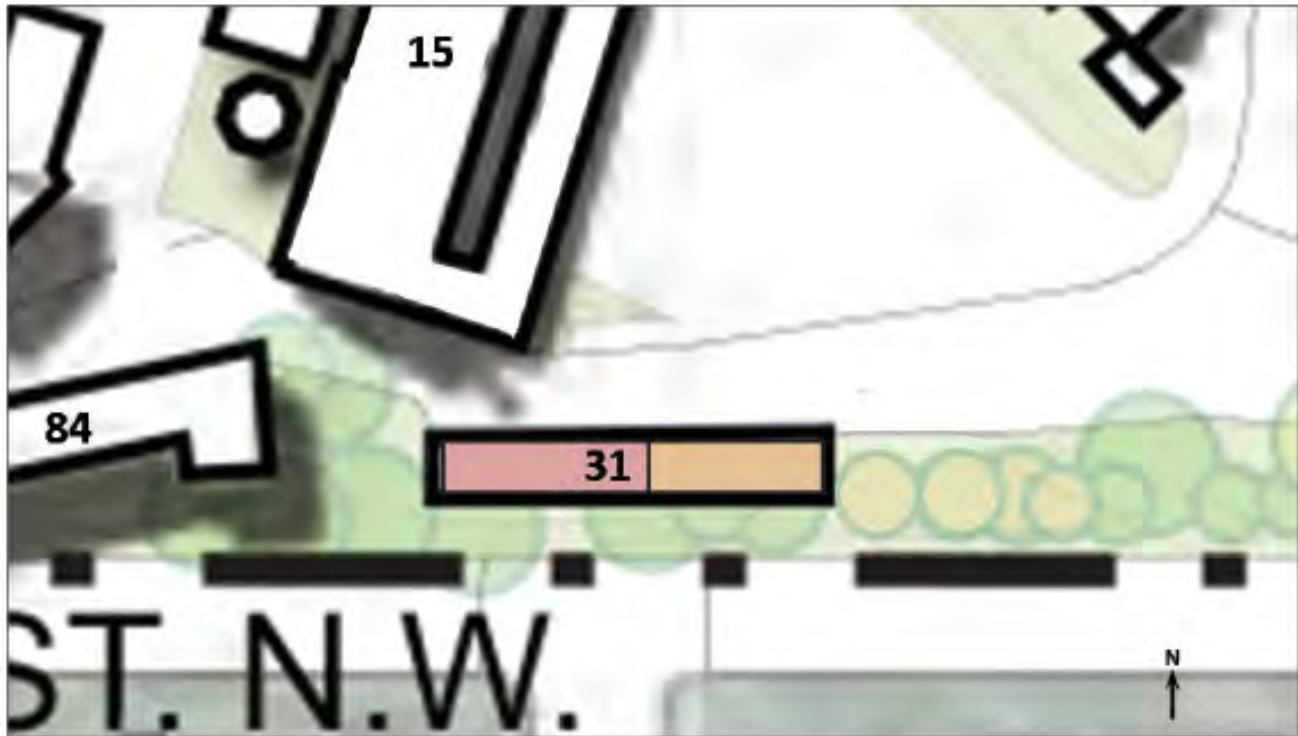


2014, EHT Traceries.

Built	Alterations
1921	1941 - addition
	1971 - cylinder storage

LRA Control	NOI Control
YES	

Historic Use:	Oil Storage
No. of Stories:	1
Floor Areas:	TOTAL - 1,987 SF (Army)
Structural Frame:	Exterior bearing walls.
Roof Structure:	Shingle roof.
Windows:	Punched window openings with non-original windows.
General Overview:	Located along the southern boundary of the campus, the utilitarian facility served as a storehouse for oil - including "Quartermaster oils" as well as oils for medical purposes before becoming a general warehouse in the mid-20th century.



Walter Reed Army Medical Center
 Building 31 (Oil Storage)
Construction Chronology

DIAGRAM KEY

- 1921
- 1941

Diagram Prepared by EHT Traceries 2016

2. PRESERVATION MASTER PLAN

Building 82 - PX Gas Station



1942, Flickr.



2014, EHT Traceries.

Built	Alterations
1940	1958 - 2 bays added

LRA Control	NOI Control
YES	

Historic Use:	Automobile garage
No. of Stories:	1
Floor Areas:	TOTAL - 2,256 SF (Quinn Evans and Army)
Structural Frame:	Masonry bearing wall, with concrete slab on grade floor structure.
Roof Structure:	Wood trusses (unverified), clad in asphalt shingles.
Windows:	Original steel windows on south and north side. Garage doors are replacements. (Army nomination indicates all windows have been replaced.)
General Overview:	Located near the southeastern portion of the site, Building 82 remains in service as a resource to maintenance staff at the WR Site.



Walter Reed Army Medical Center
 Building 82 (PX Gas Station)
Construction Chronology

DIAGRAM KEY	
	1940
	1956-on (non-contributing)

Diagram Prepared by EHT Traceries 2016

2. PRESERVATION MASTER PLAN

Building 84 - Wagon Shed

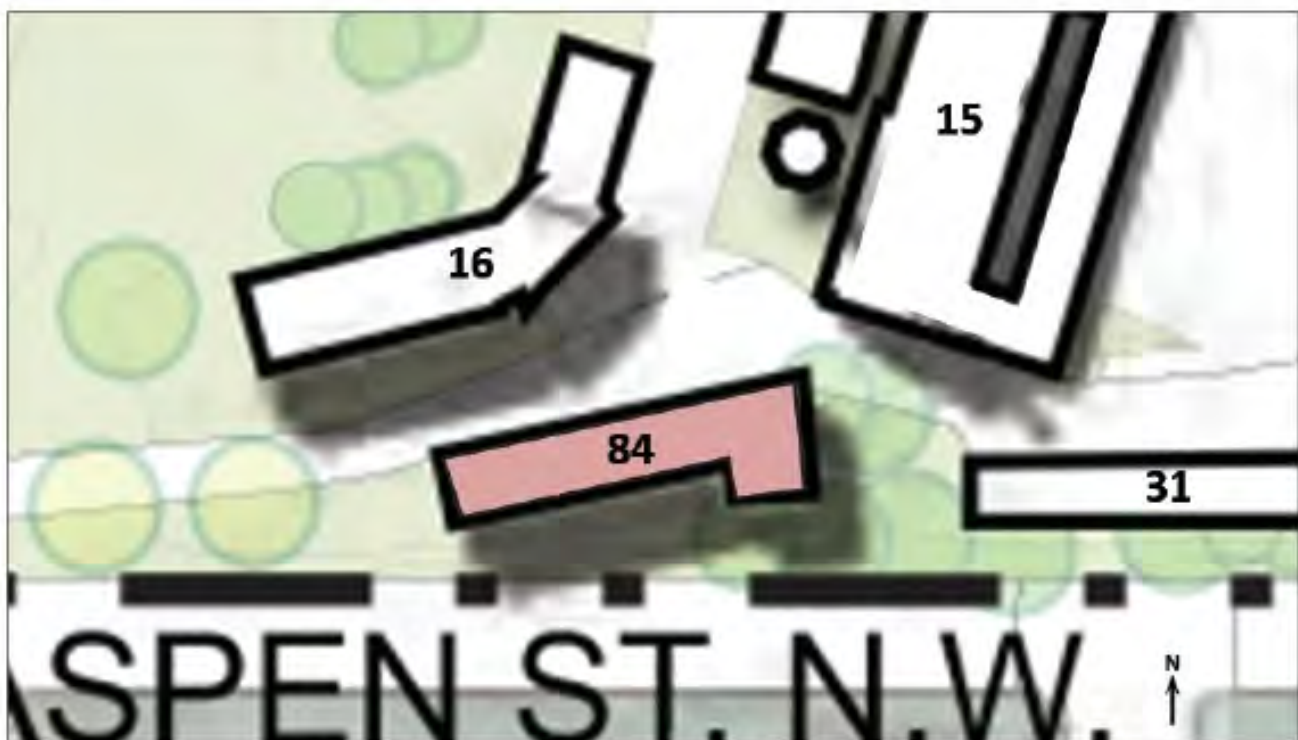


2014, EHT Traceries.

Built	Alterations
1942	n/a

LRA Control	NOI Control
YES	

Historic Use:	Wagon shed
No. of Stories:	1
Floor Areas:	TOTAL - 2,736 (Army)
Structural Frame:	Concrete slab on grade floor.
Roof Structure:	Wood with shingle pitch roof.
Windows:	N/A
General Overview:	Building 84 is a utilitarian building located along southern boundary of campus. It reflects a simplified, vernacular interpretation of the Colonial Revival style.



Walter Reed Army Medical Center
 Building 84 (Wagon Shed)
Construction Chronology

DIAGRAM KEY

1942

Diagram Prepared by EHT Traceries 2016

2. PRESERVATION MASTER PLAN

Building 90 - Fire Station



1946. Borden's Dream.

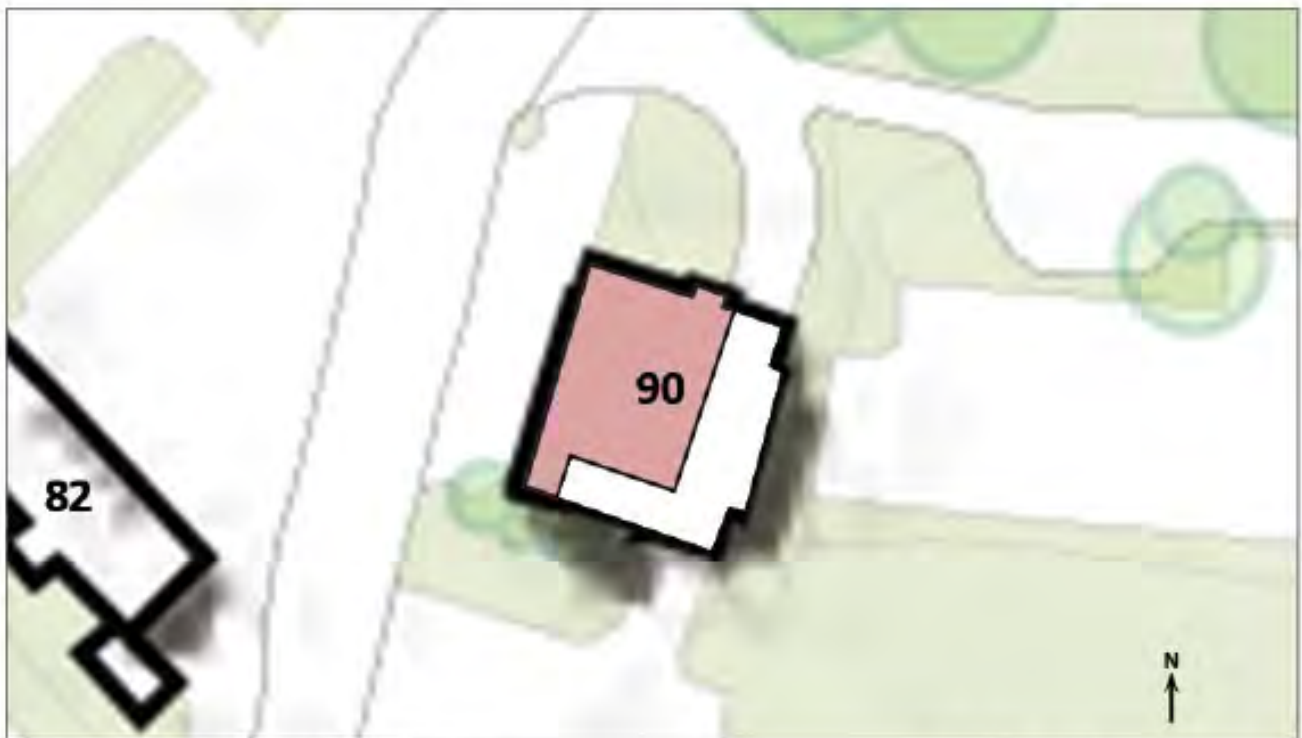


2014, EHT Traceries.

Built	Alterations
1945	1995 addition

LRA Control	NOI Control
YES	

Historic Use:	Fire station
No. of Stories:	2
Floor Areas:	First - 3,570 SF; Second - 2,540 SF; TOTAL - 6,110 SF
Structural Frame:	Brick veneer masonry walls over CMU bearing wall. Structural framing is provided via cast-in-place concrete slabs and beams.
Roof Structure:	Metal trusses and concrete encased steel girders, pitched shingle roof and flat membrane roof. .
Windows:	Generally punched, double hung sash windows, isolated port windows, all non-original.
General Overview:	The fire station is a simplified version of the Colonial Revival theme that influenced most construction on the ground, but its massing and fenestration is Modern. The tower has a six-over-six double-hung sash window on the first floor and is topped by brick corbeling and three louvered vents. Building 90 has been continuously used as the fire station for the WR Site since its construction. The facility contains a kitchen, sleeping area, offices on the second floor, and vehicle bays on the first floor.



Walter Reed Army Medical Center
Building 90 (Fire Station)
Construction Chronology

DIAGRAM KEY

- 1946
- 1956-on
(non-contributing)

Diagram Prepared by EHT Traceries 2016

2. PRESERVATION MASTER PLAN

2.5.2 Campus Character Area 2 - West

Building 11 - Delano Hall



1931. Flickr.

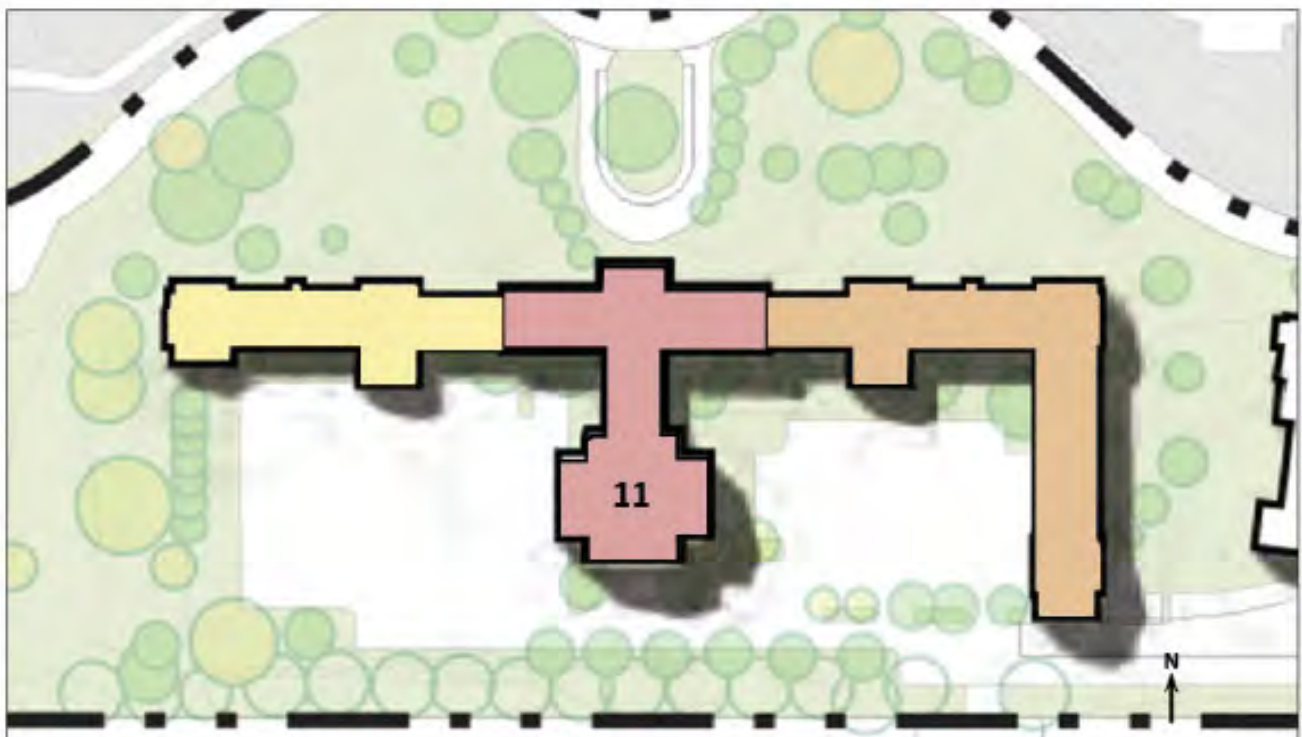


2014, EHT Traceries.

Built	Alterations
1929 (east wing)	1931 - center wing
	1933 - west wing

LRA Control	NOI Control
	YES

Historic Use:	Nurses Quarters
No. of Stories:	4
Floor Areas:	Ground - 38,188 SF; First - 40,427 SF; Second - 42,276 SF; Third - 14,800 SF; TOTAL - 135,691 SF (Quinn Evans); 148,679 SF (Army)
Structural Frame:	Unknown.
Roof Structure:	Unknown.
Windows:	Non-original windows throughout.
General Overview:	Building 11 consists of three major sections built between 1929 and 1933 in the southwestern section of the campus. Originally occupied by the nursing corps, the building contains double-loaded corridors located between small rooms and large public spaces in the center wing.



Walter Reed Army Medical Center
 Building 11 (Delano Hall)
Construction Chronology

DIAGRAM KEY	
	1929
	1931
	1933

Diagram Prepared by EHT Traceries 2016

2. PRESERVATION MASTER PLAN

Building 17 - Service Club, Hostess House



Undated. National Museum of Health and Medicine, Otis Historical Archives.

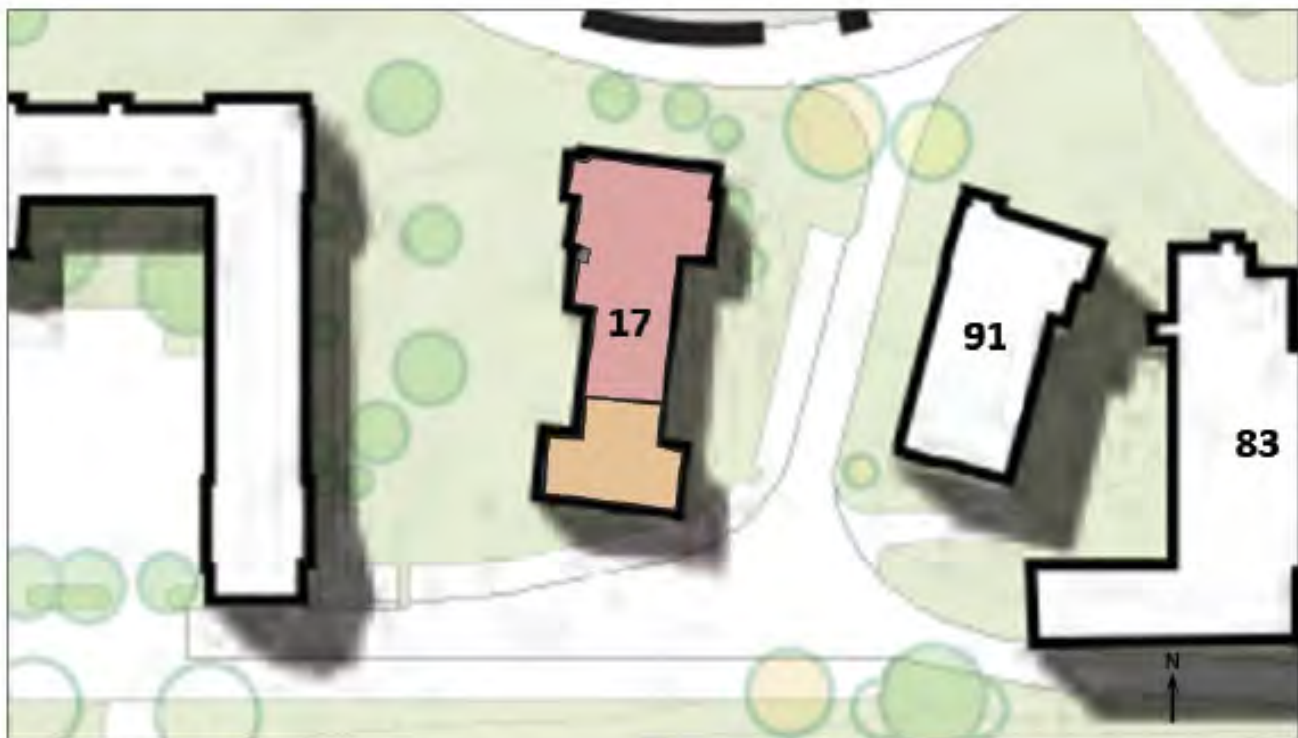


2014, EHT Traceries.

Built	Alterations
1920	1944 addition

LRA Control	NOI Control
	YES

Historic Use:	Service Club
No. of Stories:	3 + Basement
Floor Areas:	Ground - 6,910 SF; First - 5,790 SF; Second - 5,790 SF; Basement - 6,550 SF; TOTAL - 25,040 SF (Quinn Evans); 20,488 SF (Army)
Structural Frame:	Masonry bearing wall, with wood floor structure.
Roof Structure:	Wood.
Windows:	Non-original vinyl and aluminum windows throughout.
General Overview:	Building 17 originally housed the Service Club, which provided recreation to patients on the campus, but was later modified for lodging.



Walter Reed Army Medical Center
 Building 17 (Service Club and Hostess House)
Construction Chronology

DIAGRAM KEY

1920

1944

Diagram Prepared by EHT Traceries 2016

2. PRESERVATION MASTER PLAN

2.5.3 Campus Character Area 3 - North

- North of Building 1 - See Campus Character Area 1 for full description
- East of Building 7 - See Campus Character Area 1 for full description

Building 38 - Guard House



1929. *Borden's Dream.*

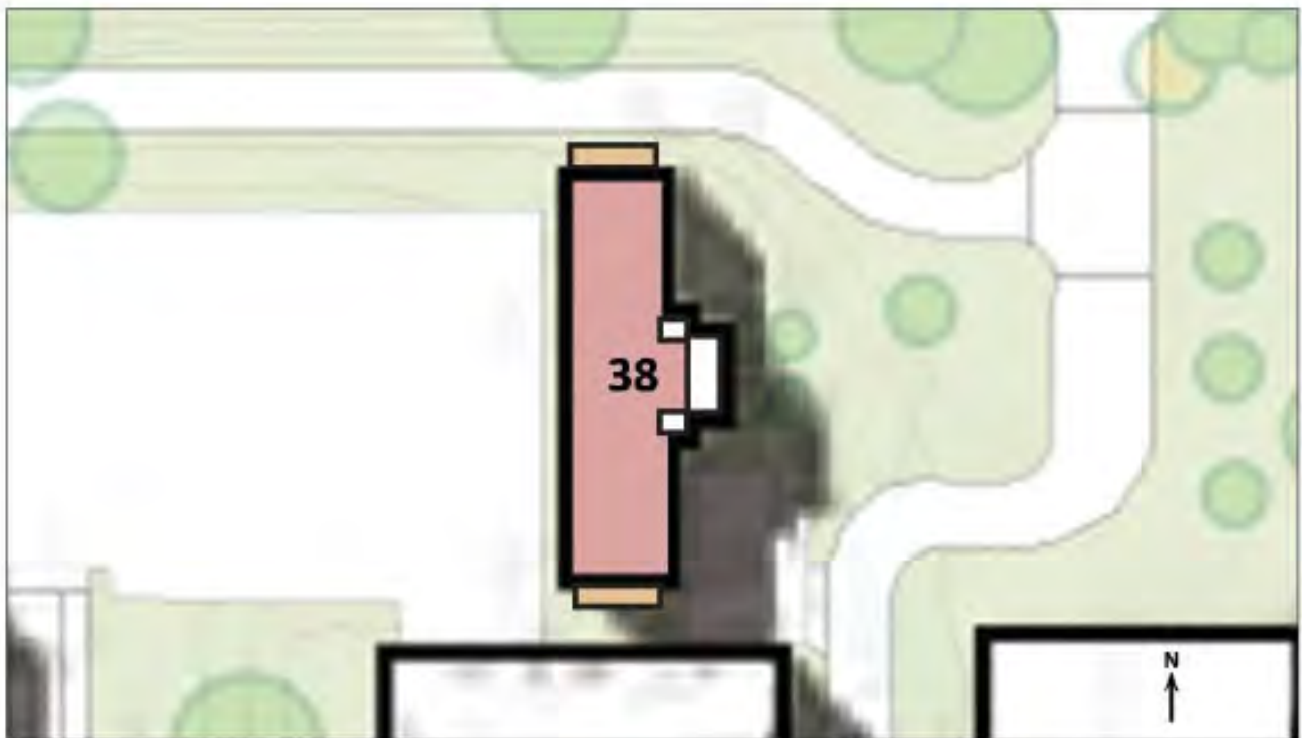


2014, EHT Traceries.

Built	Alterations
1922	1928 - addition
	1944 - 2nd floor addition
	1992 - addition
	2004 - addition

LRA Control	NOI Control
YES	

Historic Use:	Guard House
No. of Stories:	2
Floor Areas:	9,641 SF (Army)
Structural Frame:	Unknown.
Roof Structure:	Metal roof.
Windows:	Not original six-over-six double hung wood sash windows. .
General Overview:	Located along the central axis of the campus, Building 38 was originally constructed as a 1-story, L-shaped building in 1922. The second floor was added by 1943, and later alterations included two small wings at both ends of building, and main entrance.



Walter Reed Army Medical Center
 Building 38 (Guard House)
Construction Chronology

DIAGRAM KEY

- 1922
- 1942
- Circa 1990s, non-contributing

Diagram Prepared by EHT Traceries 2016

3. URBAN DESIGN AND ARCHITECTURE GUIDELINES FOR NEW DEVELOPMENT

3.1 INTRODUCTION

Walter Reed has played a unique role in US history and has a strong image in people's minds for both the medical and therapeutic care received by them or a loved one, as well as for the physical character of the campus. This unique physical character of the campus has endured through the evolving needs of the medical center over the years. There are two key components to the historical character of the campus – The first is the campus landscape and the second is composed of the individual historic buildings. In order to protect and highlight the historic character while accommodating new development that is harmonious with the historic character, urban design and architecture guidelines for new development are found in this Chapter.

The urban design guidelines in this chapter are set forth to preserve, maintain, and reinforce the historic campus character of Walter Reed. They are crafted to ensure compatibility and harmony between the historic and the new buildings and to retain the campus reading of the site. A cohesive set of goals and principles are organized around three distinct Campus Character Areas (CCA) defined by unique landscapes and views of both historic buildings and landscapes. Principles

are based on both existing conditions, as well as past historic development patterns/principles that existed in the Period of Significance, but that may have been altered at a later time and are resuscitated to guide new development.

The architecture guidelines derive principles from the historic buildings within the period of significance, which extends from 1905 to 1956. The predominant styles were Georgian Revival and Neo-Colonial/Classical Revival. Building by building guidelines are to be developed at a later date.

The urban design and architecture guidelines are intended to provide broad design principles and concepts for achieving a cohesive solution and the goals outlined in this Chapter. They are not, however, intended to restrict opportunities to implement the best designs for adaptive reuse and new construction within The Parks at Walter Reed. They should not be viewed as rules, but as a guide for future development to ensure harmony and preserve the historic character of the campus. Each site and building will be studied for the design that best accomplishes the totality of the Master Plan's goals.

3. URBAN DESIGN AND ARCHITECTURE

3.2 GOALS

1. Honor the Historic Significance of Walter Reed

Walter Reed's role as a center for medical care, research, and education for injured and ill military personnel, retirees, and their families since 1909 should be honored through preservation, compatible development, and interpretive opportunities.



2. Preserve the Campus Character of Walter Reed

From its inception, Walter Reed was envisioned as a campus. A common architectural style, materials, colors, and architectural details, as well as its landscape, unify and reinforce this concept. This historic campus character should be preserved, maintained and reinforced.



3. Integrate the Walter Reed Campus with the Surrounding Neighborhood and The City

In the Period of Significance, the campus was integrated with the city fabric where surrounding neighborhood streets continued into the campus. Maintaining and re-establishing lost connections with streets, sidewalks, building siting, open spaces should be a priority.



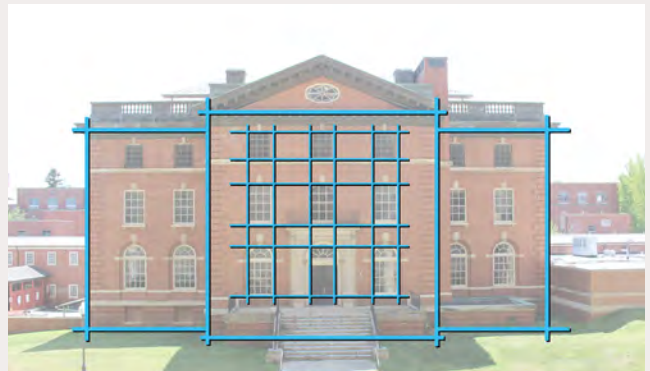
4. Preserve and Celebrate the Historically Significant Buildings and Landscape of the Walter Reed Campus

Historically significant buildings have prominence in the landscape through open views across landscape and through axial vistas. This prominence should be maintained and re-established where previously lost.



5. Design New Buildings that are Sensitive to Historic Buildings and Landscape

The architecture of the campus is a defining element of the character. A human scale, red brick (and other common materials), and a Georgian or Classically inspired style are key elements. As a campus, new buildings should be designed to be harmonious with the existing buildings character and proportions.



6. Design Public Realm that is Sensitive to Historic Landscape

The landscape is a key component and defining feature of the historic character. The public realm that includes open spaces, streetscapes, and trees should be designed to maintain their essential character, while new spaces should be designed to be harmonious with the overall campus character.



7. Design the Parks at Walter Reed to be Environmentally Sustainable

A goal established in the Small Area Plan is that Walter Reed be environmentally sustainable. This should involve both building and landscape strategies. The environmentally sustainable strategies proposed for Walter Reed should be harmonious with the historic character of the campus.



3. URBAN DESIGN AND ARCHITECTURE

3.3 URBAN DESIGN PRINCIPLES

3.3.1 Site Character and Campus Pattern

Walter Reed is characterized by undulating topography organized around three drainage ways; the first is the remnant of Cameron's Creek, (currently piped) where The Great Lawn is located (flowing north to south), the second is roughly along 14th Street (flowing north to south), and the third is along the western end of Main Drive leading to Rock Creek Park (flowing north-east to south-west). Broadly, there is more topographic relief in the southern half and western quarter. From the beginning, this led to a more formal arrangement of buildings to the north and a more informal arrangement of buildings to the south.

This campus-wide pattern is described below. The subject of these guidelines is not the entire campus, rather the area called "The Parks at Walter Reed". The Parks at Walter Reed is further divided into Campus Character Areas (CCAs) each with a unique historic identity, spatial organization, land patterns, land uses, and cultural traditions (these are discussed in the subsequent section).

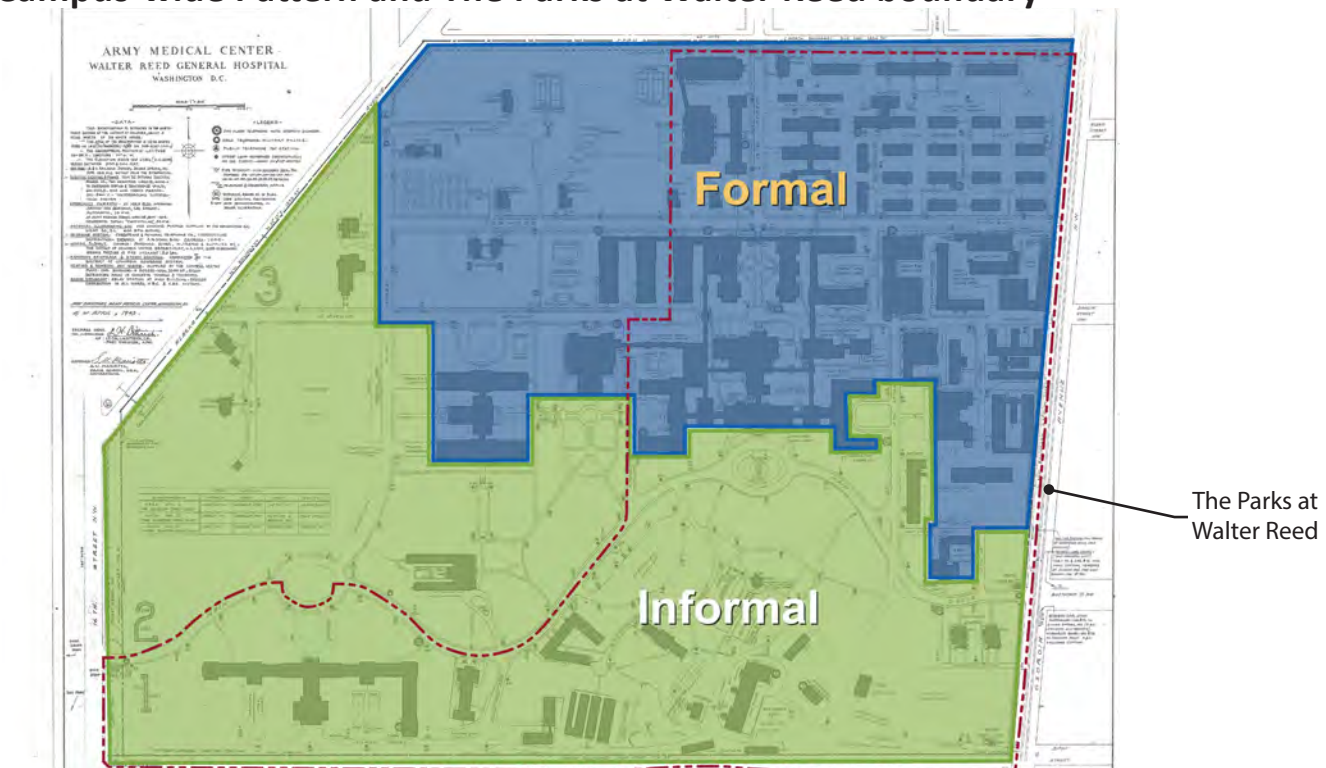
Formal Zone of the Campus:

The historic character of this area consisted of rational and symmetrical buildings with orthogonal siting and cardinal orientation. Buildings and landscape were organized around axial relationships that emanated from Building 1. Buildings were configured to form courtyards.

Informal Zone of the Campus:

This area has been historically characterized by a distinctive topography that organizes circulation and building siting, typically resulting in non-cardinal orientations and non-orthogonal relationships. The dramatic topography of this area impacted the building's configuration resulting in buildings with non-orthogonal wings. The exception to this pattern is Delano Hall which is situated on a large knoll. Another identifying feature of the Informal Zone is the curving and graceful Main Drive, as well as its bucolic landscape.

Campus-wide Pattern and The Parks at Walter Reed boundary



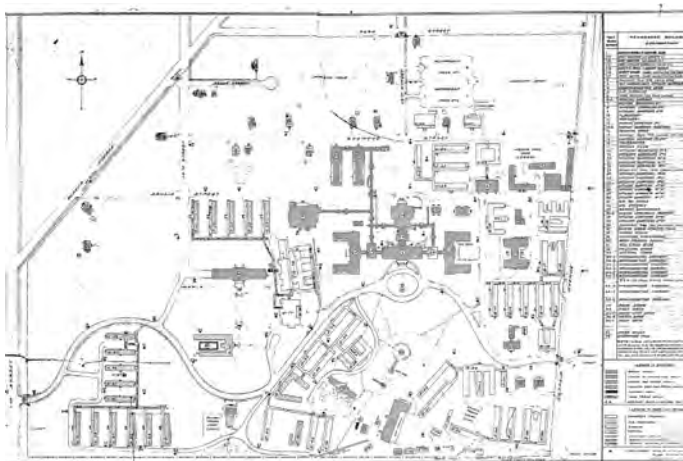
Map of Walter Reed Circa 1907



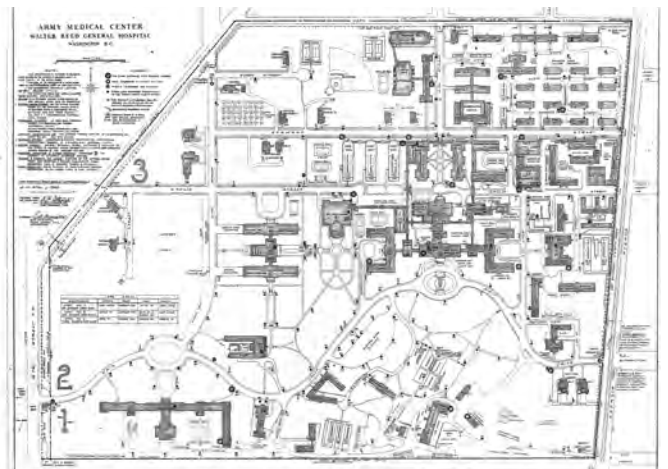
Map of Walter Reed Circa 1918



Map of Walter Reed Circa 1927



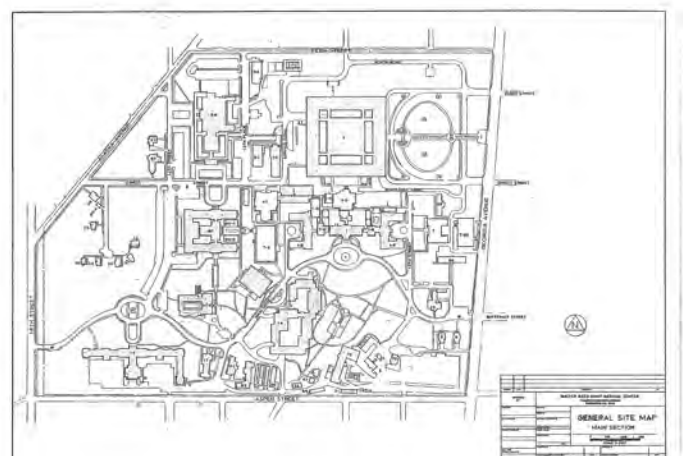
Map of Walter Reed Circa 1945



Map of Walter Reed Circa 1964



Map of Walter Reed Circa 1987



3. URBAN DESIGN AND ARCHITECTURE

3.3.2 Campus Character Areas

While the Historic Walter Reed Campus extends from Georgia Avenue to 16th Street and from Aspen Street to Fern Street, these guidelines are focused on providing guidance to the area designated as The Parks at Walter Reed. Nevertheless, the analysis of the architectural character and the landscape character includes the entire historic campus. Within the Parks at Walter Reed, there are three distinct CCA's. These zones are also further sub-divided in order to provide a finer grain of guidance based on the specific historic buildings, specific landscape, specific perimeter context, and localized historic development patterns.

The historic character of these areas form the basis for the urban design and architecture guidelines that will inform new development:

- **CCA 1**

Building 1, Main Drive, and The Great Lawn with open slopes, arranged groves and individual trees are the historic character-defining features of this area (Sub-area 1A). The topography to the south in Sub-zone 1B is undulating and led to non-cardinal and non-orthogonal buildings that responded to the topography. Buildings here were also less formal.

- **CCA 2**

Like CCA1, this area is characterized by a Principal Building, Delano Hall, situated on a leveled land-

scape setting with surrounding slopes. Main Drive and its bucolic landscape evokes a harmonious yet distinct continuation of the medical campus character of CCA1

- **CCA 3**

No historic buildings north of Building 1 remain. Historically, this area was characterized by two key elements/patterns. The first, Sub-area 3B, had a processional axis beginning at the intersection of 13th Street and Fern Street leading south through a linear garden and terminating on Building 1. The second, Sub-area 3C, had a regimented pattern of orthogonally and cardinally oriented buildings forming courtyards. This zone was more highly developed than the remainder of the campus. Sub-area 3D was occupied by buildings, additions and connections to Building 1. The northern edge of the campus, Sub-area 3A is planned to have a new configuration of buildings that responds to the homes across the street.

- b) New buildings and landscapes should reinforce the principles of the historic pattern of development unique to each zone, while also being responsive to the surrounding neighborhoods and the overall campus character.

Additional guidelines are found in the following pages.

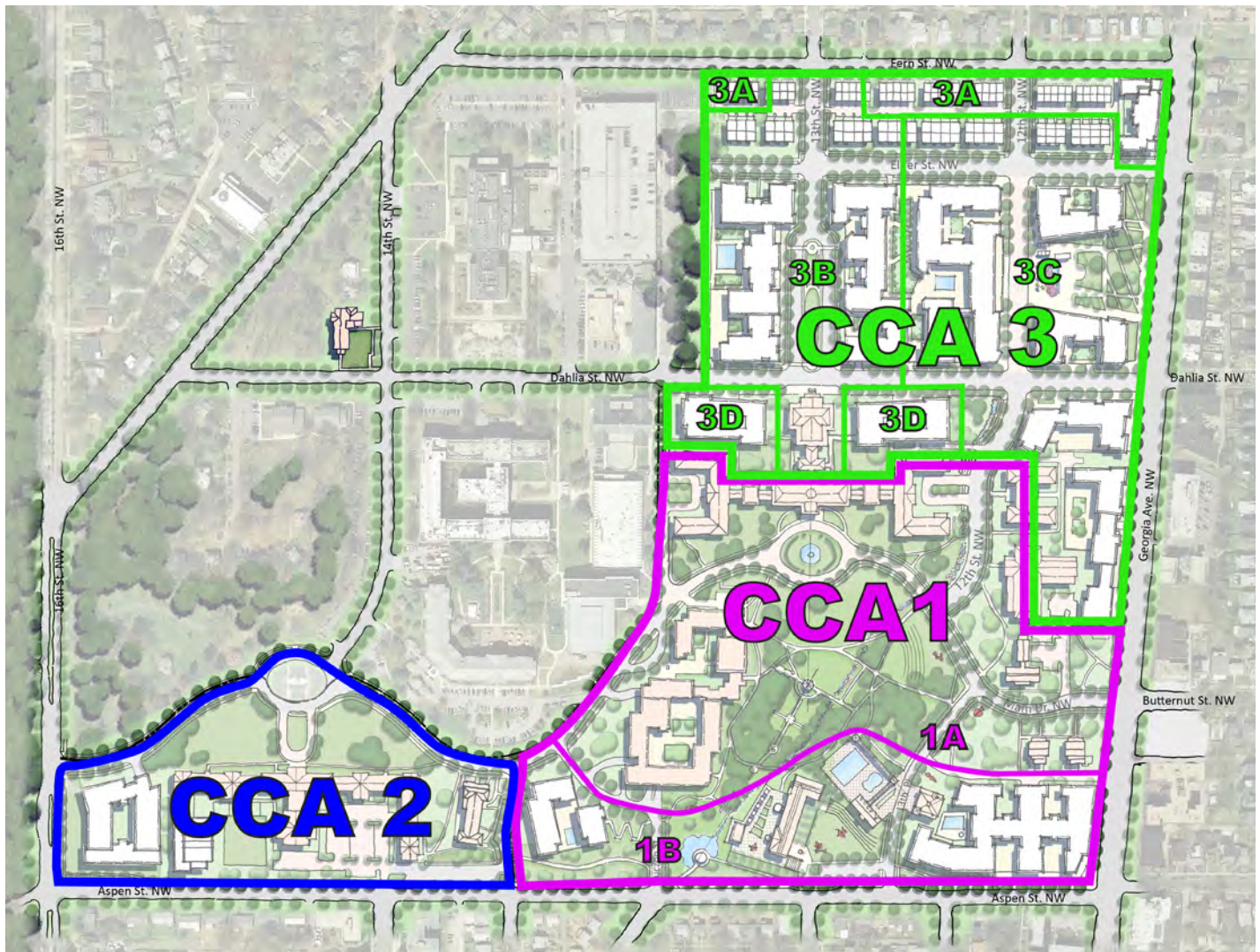


Sub-zone 3A relates to the Homes Across the Street



Sub-zone 3B has Northern Facade of Building 1 as the Focal Point

Campus Character Areas and Sub-Areas



CCA 1 is Composed of the Buildings that Surround The Great Lawn



CCA 2 has Building 11 as the Focal Point

3. URBAN DESIGN AND ARCHITECTURE

3.3.3 Building Siting and Configuration

c) **Formal Zone:**

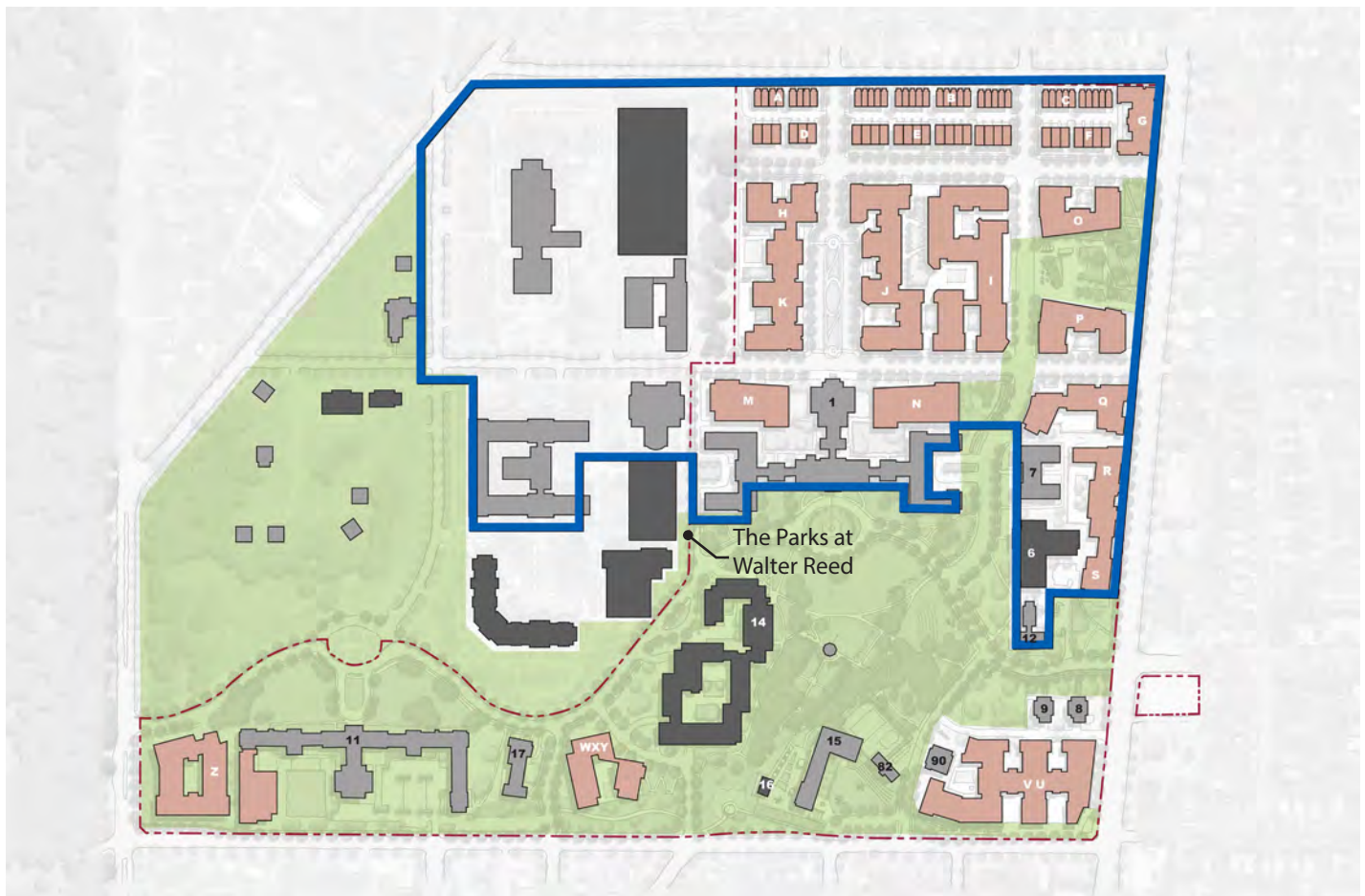
The northern section of the campus has been characterized by formal configurations, cardinal orientations, axial relationships, buildings that form courtyard spaces, and edges that line perimeter streets with buildings. New buildings in this zone should:

- 1) Have a cardinal orientation
- 2) Be primarily orthogonal
- 3) Form open courtyards
- 4) Respond to existing axes
- 5) Form new axes
- 6) Create an urban edge with buildings lining the perimeter streets



Northern Section of the campus Circa 1931

Formal Zone Diagram



d) **Informal Zone**

The southern and western sections of the campus have been historically characterized by bucolic open spaces with building siting that is responsive to the existing topography resulting in non-cardinal orientations and several non-orthogonal configurations. New buildings in this zone:

- 1) Are not required to have a cardinal orientation and may be oriented to respond to topography
- 2) The corners at Aspen St/16th St and Aspen St/Georgia Av should parallel the corresponding street before changing orientation, if necessary



South-West Section of the campus Circa 1925

Informal Zone Diagram



3. URBAN DESIGN AND ARCHITECTURE

- e) Building siting and configuration should respond to the historic axes and vista principles

Primary axes 1 to 4 are components of cohesive spaces that have been identified as “Contributing Features”. Primary Axis 5 is a newly created axis that is a component of a new primary space.

Primary Axis - 1: The north facade of Building 1 has a primary symmetrical formal axis that aligns with 13th Street.

- 1) New Buildings along Primary Axis 1 should:
 - Be either symmetrical or very similar in massing, materials, and character to each other about the axis.
 - The open space should maintain an open view of Building 1.

Primary Axis - 2: The south side of Building 1 has an axis that extends into, and is received by, the Great Lawn and the bandstand at the Rose Garden. However, the historic open setting is characterized by vistas of the building rather than an axial relationship.

Primary Axis - 3: The Rose Garden Bandstand receives the Building 1 axis and serves as a re-orienting object and a transition device that permits other buildings in the area to have a non-axial and informal siting strategy.

Primary Axis - 4: Delano Hall has an axis that extends into, and is received by, the crescent green along Main Drive to the north of the building. However, the historic open setting is characterized by vistas of the building rather than an axial relationship.

Primary Axis - 5: The historic character is re-introduced by the creation of a new axis extending east from a new building to Georgia Avenue.

- 2) In order to reintroduce the historic principles in the Formal Zone, the building at the head of The Village Green (Building IJ) should:
 - Be designed with a prominent large scale mass, prominent architectural elements, and a symbolic entry centered on the space.
 - Buildings about this axis should be similar in massing, materials, and character to

each other.

- 3) Informal Zone Axes/Building Orientation & Configuration:

In the Informal Zone, buildings other than Delano Hall have either a non-cardinal siting or a portion of the building that has a non-cardinal orientation. This historical building siting and configuration are a result of the steep topography existing on the south side of the campus. For this reason, new buildings in this zone are allowed to have a configuration and siting that best responds to the topography of this zone



Historic 13th Street Axis

Historic and Proposed Axis Diagram



3. URBAN DESIGN AND ARCHITECTURE

Six primary views have been identified in this design guidelines. Four of them are historic views identified in Chapter 2 of this document, one is an existing area and one is a new view introduced in the proposed plan.

f) All new development should preserve and honor the historic views within the campus. New spaces should follow the same Walter Reed historic urban design principles.

- 1) View Zone - A: The north facade of Building 1 is composed of a large Portico protruding from the main wall of the building. Views of Building 1 are honored through the creation of a new linear green that recalls the previously removed garden. Principles for new buildings surrounding View Zone A are:
 - New buildings should not obstruct View Zone A.
 - The corners of new buildings along Dahlia should not sit forward of the main wall of Building 1 in order to provide the appropriate prominence to this historic building.
- 2) View Zone - B: The south facade of Building 1 is viewable across The Great Lawn and along this section of Main Drive.
 - No new buildings should obstruct View Zone B.
- 3) View Zone - C: The north facade of Delano Hall is viewable across the lawn to the north, but not visible from 16th Street due to existing large trees and existing topography north of Main Drive. New buildings along this View Zone should:
 - Maintain open views from the north, along 16th street as well as the incrementally revealing views along Main Drive.
 - Not sit forward of the main facade of Delano Hall.
- 4) View Zone - D: Some of the oldest buildings on the campus (other than Building 1) are buildings 12, 8, and 9. Initially, these buildings existed in an open landscape along Main Drive that aligned with the off-site Butternut Street east of the campus. These buildings have defined the character of this entrance since the inception of Walter Reed. As the campus continued to develop,

buildings were located to the east, south, and west of these buildings, but these were later removed. The area east of Building 12 and west of Buildings 8 and 9 will remain as open landscape spaces.

The new building to be located to the south of buildings 8 and 9 is situated at the corner of Georgia Avenue and Aspen Street as older buildings once did. New building(s) along View Zone D should:

- Form and reinforce the corner of the campus at Georgia Avenue and Aspen Street.
 - New building(s) should provide a gracious transition to Buildings 8 and 9 while minimizing the visual impact when entering along Main Drive.
 - The west end of the building(s) should have a more picturesque siting/non-cardinal orientation reflective of this informal zone and reflective of historical building configurations.
- 5) View Zone - E: This area has been a mix of open space and smaller buildings through the years.
 - The area immediately west of the Power Plant and along Aspen Street should remain open and provide a view from the west to the Power Plant (Building 15).
 - The new building to the west of this area should have a more picturesque siting/non-cardinal orientation reflective of this informal zone and reflective of historical building configurations.
 - 6) View Zone - F: Building on the historic campus principles, a new large open space is created. Buildings about the axis should:
 - Form the sides of the space and provide open views of the building at the head of the space that receives the principle axis.

View Zones Diagram



Historic View of Buildings 12, 8 and 9 - 1910 - 1935



Historic View of Building 1 Circa 1915

3. URBAN DESIGN AND ARCHITECTURE

3.4 HISTORIC ARCHITECTURAL CHARACTER

3.4.1 Predominant Architectural Styles

Walter Reed reads as a campus, primarily through the relatively consistent historic architectural character of all of the historic buildings.

The historic buildings are predominantly Georgian Revival and Neo-Colonial/Classical Revival. The character and principles of those historic buildings are the basis for the guidelines for new buildings, particularly as it relates to massing, facade composition, color, proportions, and character.

Georgian Revival:

Within the period of significance, the oldest and most predominant style is Georgian Revival. This includes the original Building 1, as well as Buildings 11, 12, 17, 9, and 8.

Neo-Colonial/Classical Revival:

The second most predominant style is Neo-Colonial/Classical Revival. This includes Building 40. Later additions to Building 1 are also Classical Revival, which is in keeping with the classical origins of Georgian, but allowed more freedom in composition for wall elements such as giant orders in the facade composition facilitating large window expanses and well integrated subtractive porches. While not literally Classical Revival, the Power Plant is classically inspired and the principle end facades borrow the common motifs of the style/era, but with limited ornamentation becoming of its role.

Georgian Revival



Building 1



Building 12



Building 11

Neo-Colonial/Classical Revival



Building 40



Building 1



Building 15

3. URBAN DESIGN AND ARCHITECTURE

3.4.2 Building Composition

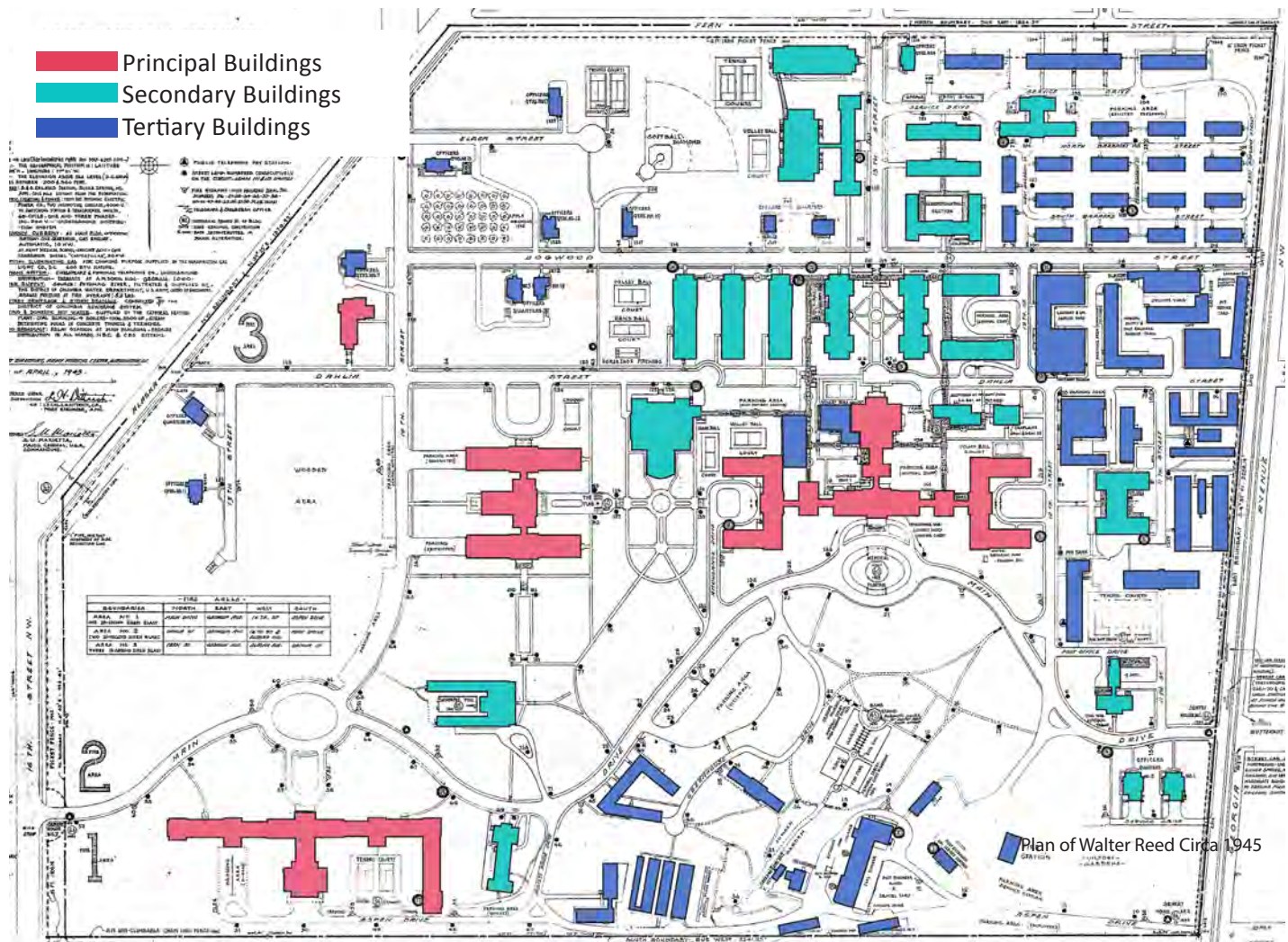
Campus Massing Pattern

There is an overall hierarchy and pattern of buildings across the campus that is reflected in the building massing. Buildings with a prominent use or location on a primary space and receiving the primary axis are designed as Object Buildings in the landscape. These Principal Buildings have a central prominent projecting mass forward of other discreet masses that make up the building composition. Secondary Buildings form the edges of space (but do not receive the primary axis) and are located to form urban walls along streets. While these buildings typically have a central entry along the long face, the entry is celebrated in a minor way.

These buildings typically have a recessed center with projecting end bays. This conveys a secondary role and level of importance in the overall campus composition. Tertiary Buildings, such as service buildings and infirmary buildings typically had simple massing with no discrete volumes and minor projections at entries. This, and accompanying guidelines for new buildings, are discussed in more detail in the following two sections.

New buildings should be designed as primary, secondary, or tertiary buildings based on their location, visibility, role, and importance within the proposed master plan as illustrated on the diagram on page 153.

Historic Principal, Secondary, and Tertiary Buildings

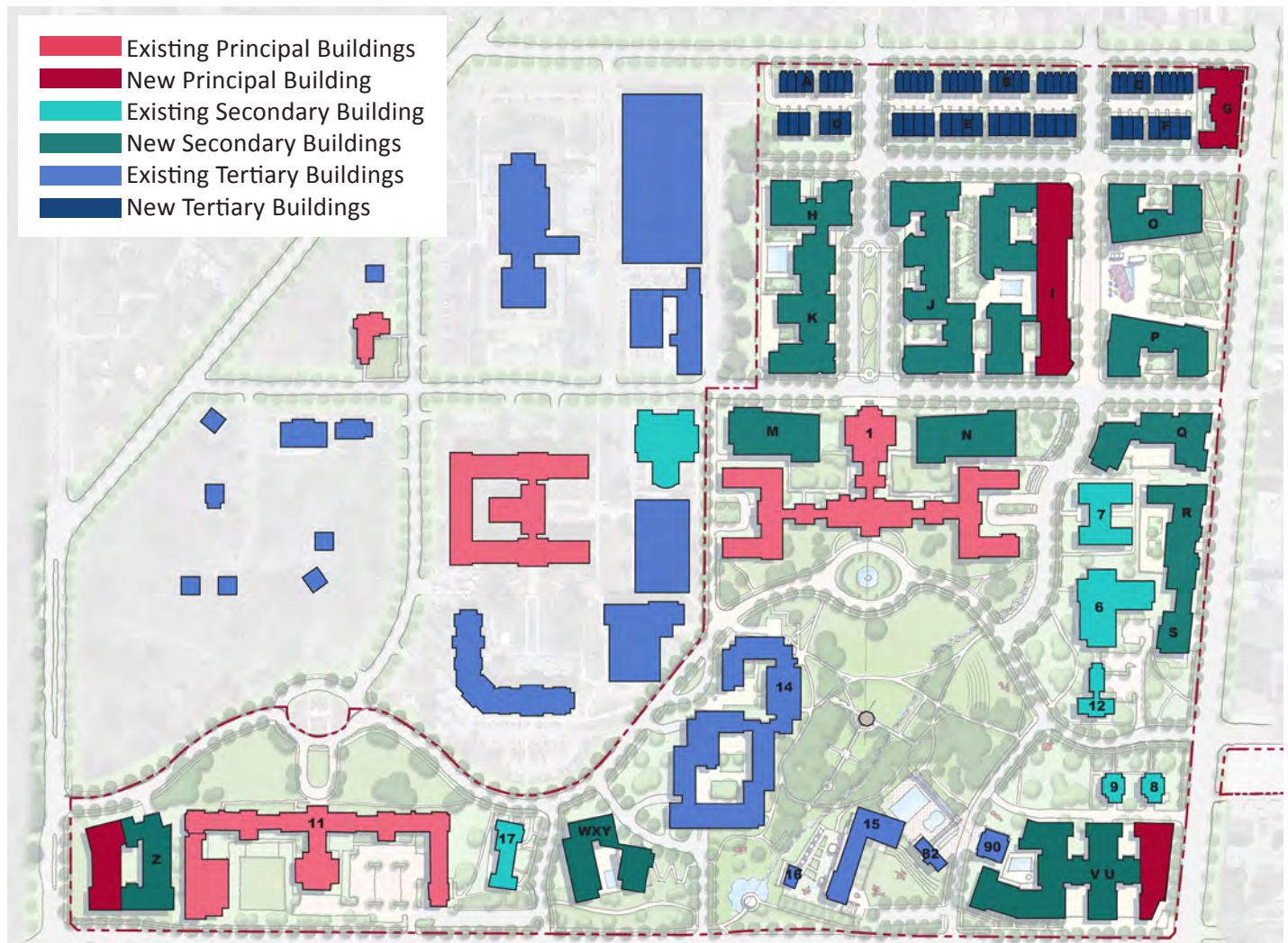


a) New buildings should incorporate the following guidelines to provide hierarchy and break down mass:

- 1) Buildings should be designed in response to their role and hierarchy in the campus. This hierarchy is identified in the diagram below
- 2) Long buildings should be broken down into discrete volumes through use of subordinate hyphens

- 3) New buildings should be composed of volumes that reflect the vertical and horizontal proportions, length, and scale of historic buildings, especially of adjacent buildings.
- 4) Longer buildings should use design techniques such as hyphens or setbacks to break up the building massing. Individual facades or facade segments should have massing and facade articulation that relates to the scale and proportions of the historic buildings

Proposed Principal, Secondary, and Tertiary Buildings



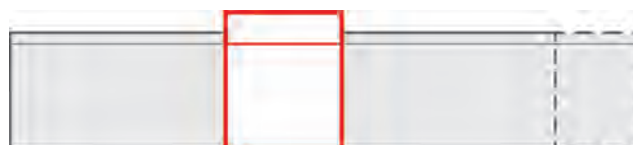
3. URBAN DESIGN AND ARCHITECTURE

Principal Building Massing

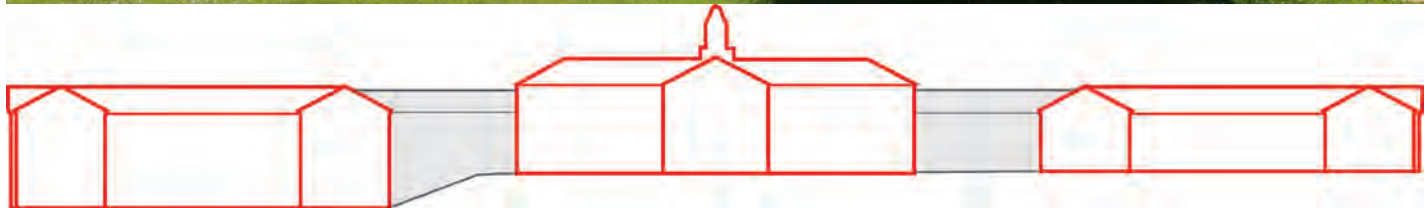
There are several large/long Primary Buildings on the campus. Some occurred through additions and some were built at once, but they share common organizational principles that break down the scale of the buildings, provide a clear hierarchy, and provide modulation and interest. Building 1 and Building 11 illustrate the following:

- Long buildings are broken up to read as three distinct volumes joined by “hyphens” that are subordinate elements to the three volumes - They are subordinated by being recessed further back, having a lower height, and having a smaller roof than the three principle volumes. Hyphens are shorter than the length of any principle volume. In building 11, the subordination is accentuated by the transparency afforded by the subtractive porches.
 - The central volume is dominant in the composition. This is accomplished by the building wall occupying the foremost position with the outside volumes recessed behind that wall plane, by a taller roof height, by a prominent roof element, and by a large central architectural element (portico) that projects forward of the main volume wall.
- Most historic buildings are object buildings and are symmetrical about their primary axis.
 - b) Principal buildings should incorporate the following tools to provide hierarchy and break down mass:
 - 1) The building at the head of the Village Green (The facade of building 1J, facing 12th street) should read as having a central volume that receives the proposed axis consistent with the historic urban design principles of Walter Reed
 - 2) The buildings to be located at the corners of Georgia Ave and Aspen St and Georgia Ave and Fern St, will play a critical and highly visible role in demarcating the beginning of the campus and establishing and reinforcing the overall character. These buildings should consider incorporating a prominent architectural feature at these corners.

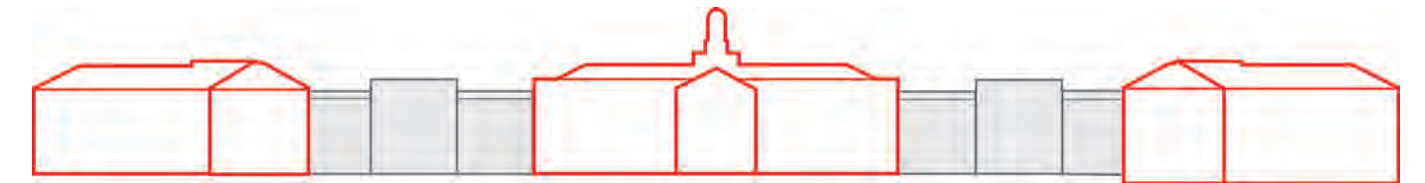
Building 40



Building 11



Building 1



3. URBAN DESIGN AND ARCHITECTURE

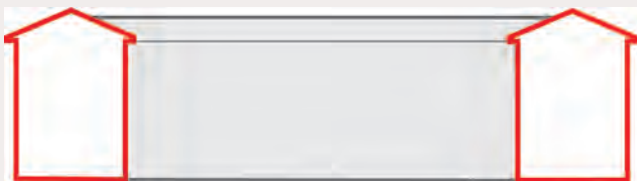
Secondary and Tertiary Building Massing

Secondary Buildings form the edges of space (but do not receive the primary axis) and are located to form urban walls along streets. While these buildings typically have a central entry along the long face, the entry is celebrated in a minor way. These buildings typically have a recessed center with projecting end bays. In the few instances when secondary buildings have a central element and no end volumes, the central mass is small and relatively shallow.

Tertiary Buildings, such as infirmary halls and service buildings, have (had) no central mass along the long facade, rather, the end facade was the prominent element, or the massing was comprised of a “head and tail” composition where the “head” is located at the entry end facing the street.

- c) New secondary and tertiary buildings should incorporate the following principles in order to be consistent with the urban design principles of historic Walter Reed:
 - 1) Most new buildings and building faces are Secondary Buildings. These buildings form an “urban wall” (are not object buildings nor have a facade that receives a primary axis on a major public space). These buildings and/or building faces should reflect their secondary role and should not have a prominent mass at the center of the facade – The prominent massing should be at the ends or at an end of a discrete volume
 - 2) The front of buildings 17 and 12 are on the short end of the buildings and the long faces are secondary facades. Building 17 reinforces the subordinate role of the secondary facade by recessing the central volume with an accompanying lower roof peak. Building 12 breaks up the mass by using a recessed and lower height roof hyphen – Along the secondary facade, it also composes a “head and tail” building with the prominent and taller end facade at the front of the building by the street and a lower and longer wall at the secondary facade. These are appropriate compositions for new buildings.

Secondary Building Massing

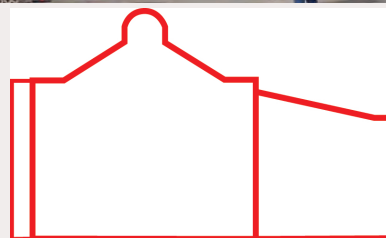


Building 17



Building 12

Tertiary Building Massing



Building 15



Building 82

3. URBAN DESIGN AND ARCHITECTURE

3.4.3 Material Pattern

The materials at Walter Reed convey a sense of permanence and strength. It is important that new buildings use materials that convey a sense of permanence and that will age well with time. Like most campuses, one of the defining elements that allow a facility to read like a campus is the use of a common building material. The primary material for both historic and non-historic buildings at Walter Reed is brick.

The following materials are character defining for the campus:

- A Flemish Bond brick pattern is typical of all the historic buildings and many use iron spot bricks for the headers
- Brick walls are red brick with a small to moderate range with iron spot bricks for accents
- Limestone is used for cornices, string courses, water tables, sills, keystones, columns, balustrades, and porticos
- Stucco is not typical, but is used at Building 17
- Windows and window trim are painted wood
- Some of the cornices are copper
- Most cornices are wood
- Smoke stacks are brick running bond headers
- Concrete exists as a secondary material. For example, concrete is found in building entry stairs and sidewalks



Red Brick with Flemish Bond Pattern and Iron Spot Headers



Yellow Brick on Smokestacks





Limestone String Course



Limestone Cornice



Limestone on Window



Stucco



Copper Cornice

3. URBAN DESIGN AND ARCHITECTURE

As a defining element, it is desired that Walter Reed continue to read as a campus.

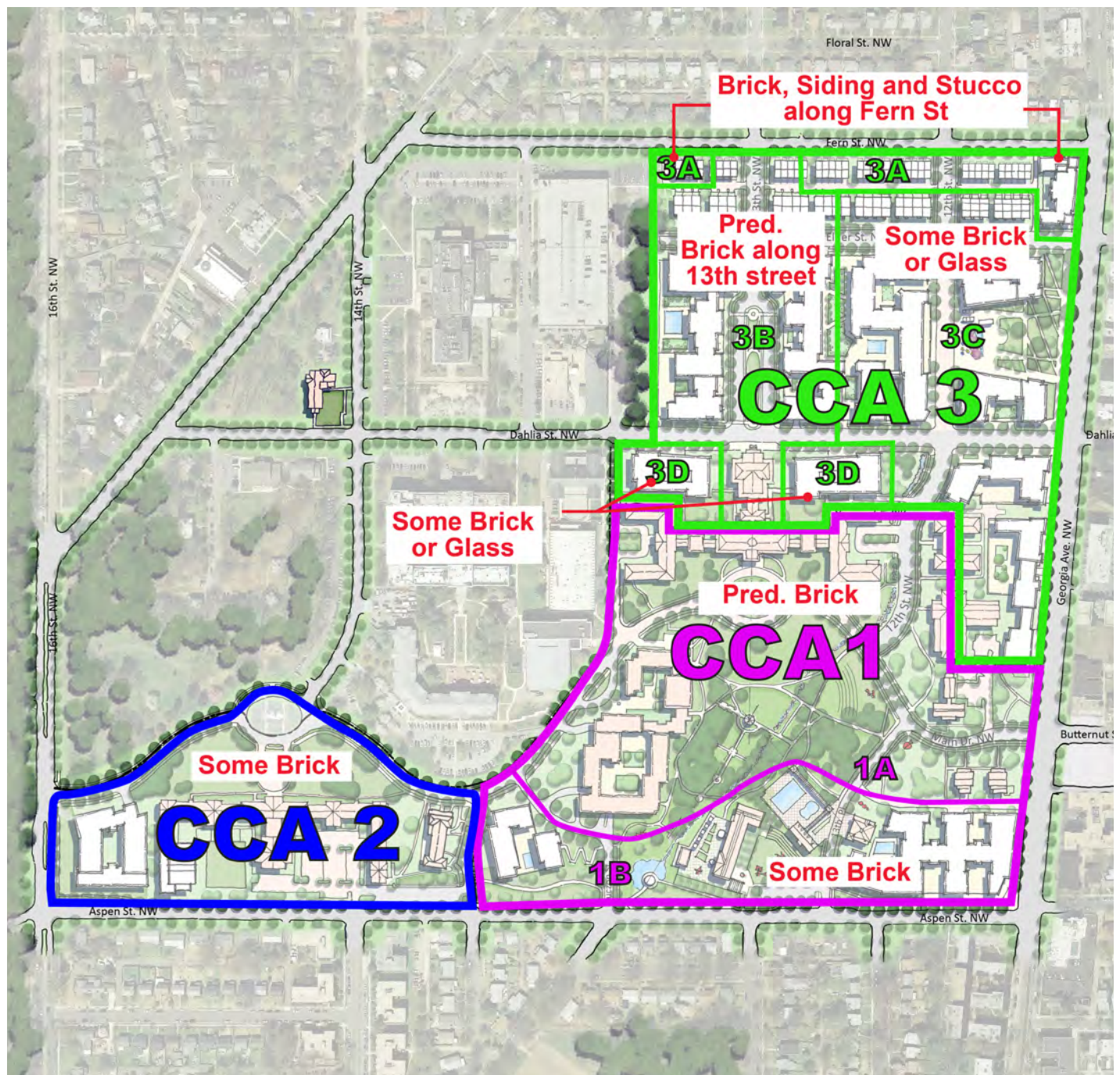
- a) In order to maintain a campus reading new buildings should:
 - 1) See adjacent diagram for suggested campus-wide primary material pattern
 - 2) Incorporate brick in buildings, and other compatible materials, that reflect the campus character and the surrounding neighborhood. The suggested use of brick is intended to provide a coherent sense of campus across The Parks at Walter Reed, but should not result in an all brick community.
 - 3) Have one primary material, but also incorporate a secondary material
 - 4) The corners of Georgia Ave and Aspens St, and Georgia Ave and Fern St, act as markers and their position makes them the first buildings that are experienced as part of the campus. The prominent corner architectural feature/building segment at these corners should consider having brick to reinforce the historic campus character and image of Walter Reed.

While a campus, buildings at the perimeter are in immediate proximity to the surrounding neighborhoods and new buildings should also be sensitive to the character of both the immediately adjacent buildings and the surrounding neighborhoods. Rock Creek Park is to the west side of the campus. The other sides of the campus each have a unique architectural character:

- b) North Edge- This is a predominantly single family neighborhood with duplex homes at the east end across from Walter Reed. The homes here are primarily siding with some brick. Porches are a dominant element. There is also significant architectural character variation from one home to the other.
 - 1) Buildings along the northern edge should provide some variety in materials that may include siding, brick and stucco
 - 2) Some buildings along the northern edge may consider including porches with wood or wood-like elements.

- c) East Edge- This is a predominantly multi-family neighborhood with some duplex/townhomes. Multi-family buildings range from 3-story to 6-story. Most of the buildings were built within Walter Reed's Period of Significance - These buildings are all brick. Two are architecturally significant.
 - 1) Each new building along the eastern edge should incorporate some brick to tie into both Walter Reed and the adjacent neighborhood
- d) South Edge- This is a predominantly single-family neighborhood with some multi-family buildings. Multi-family buildings are primarily 4-story. The buildings here were built after Walter Reed's Period of Significance and are not architecturally significant. All of the buildings are brick.
 - 1) New buildings in CCA 2 and sub-zone 1B should have some brick and character defining materials from the campus and neighborhood

Campus-Wide Primary Material Pattern Diagram



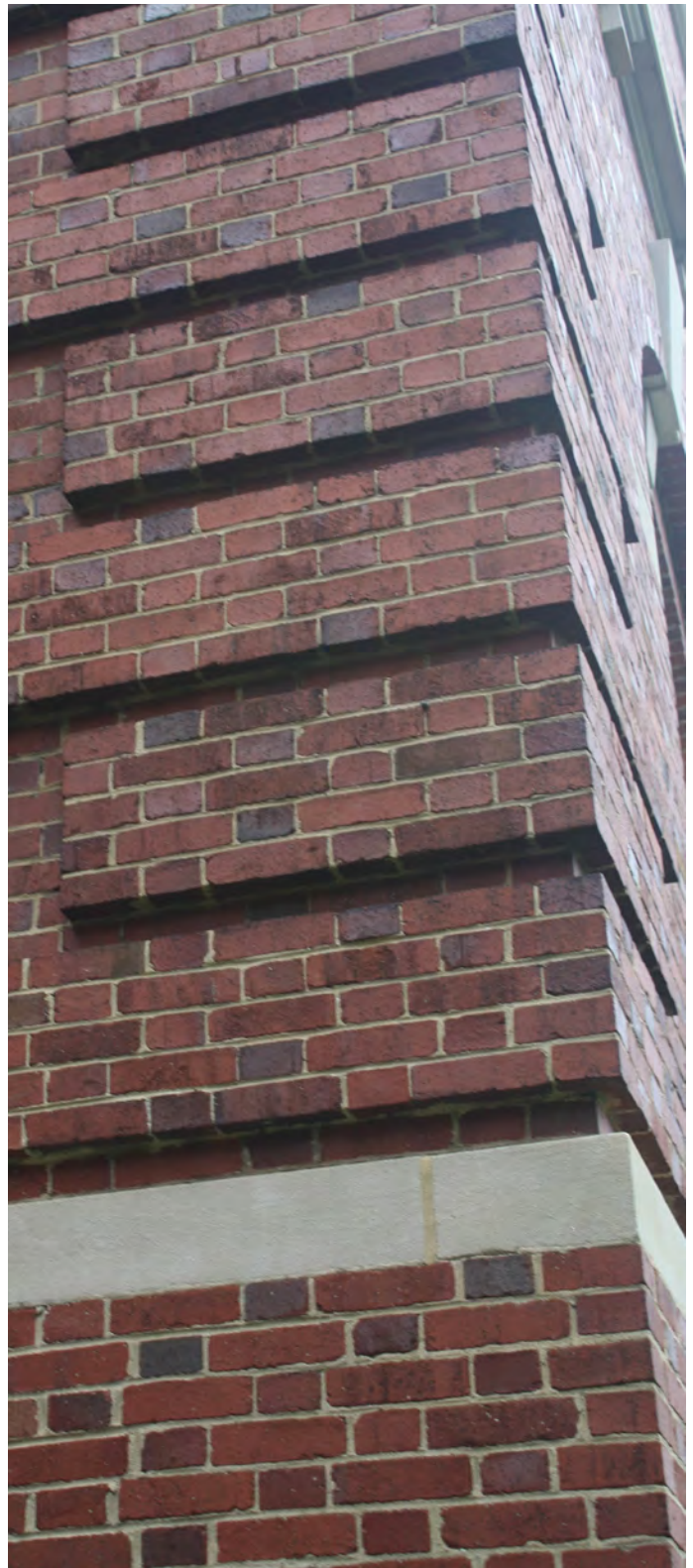
This map describes the general character of the various site sections but not each and every building within the section

3. URBAN DESIGN AND ARCHITECTURE

Brick Details

The following brick details are historic character-defining features for the campus:

- Several buildings have brick rusticated bases
 - Brick quoins (shown in photograph to the right) are common at building corners
 - Brick headers are used at windows
 - Limestone sills are common - Brick sills are used where limestone sills are absent
 - A recessed brick detail is used on some buildings for window and door openings
 - Brick can best be described as “molded”
- e) New buildings that use brick as a predominant material:
- 1) Should be harmonious with the existing buildings, but should also be recognizable as different from the historic buildings. Brick quoins should not be used in order to differentiate the new buildings.
 - 2) May use molded brick or wire cut brick
 - 3) In order to distinguish new buildings from historic buildings, Flemish Bond should not be used



Brick Quoins



Rusticated Base



Rusticated Base



Brick Sill Detail



Brick Sill Detail



Brick Sill Detail



Brick Sill Detail

3. URBAN DESIGN AND ARCHITECTURE

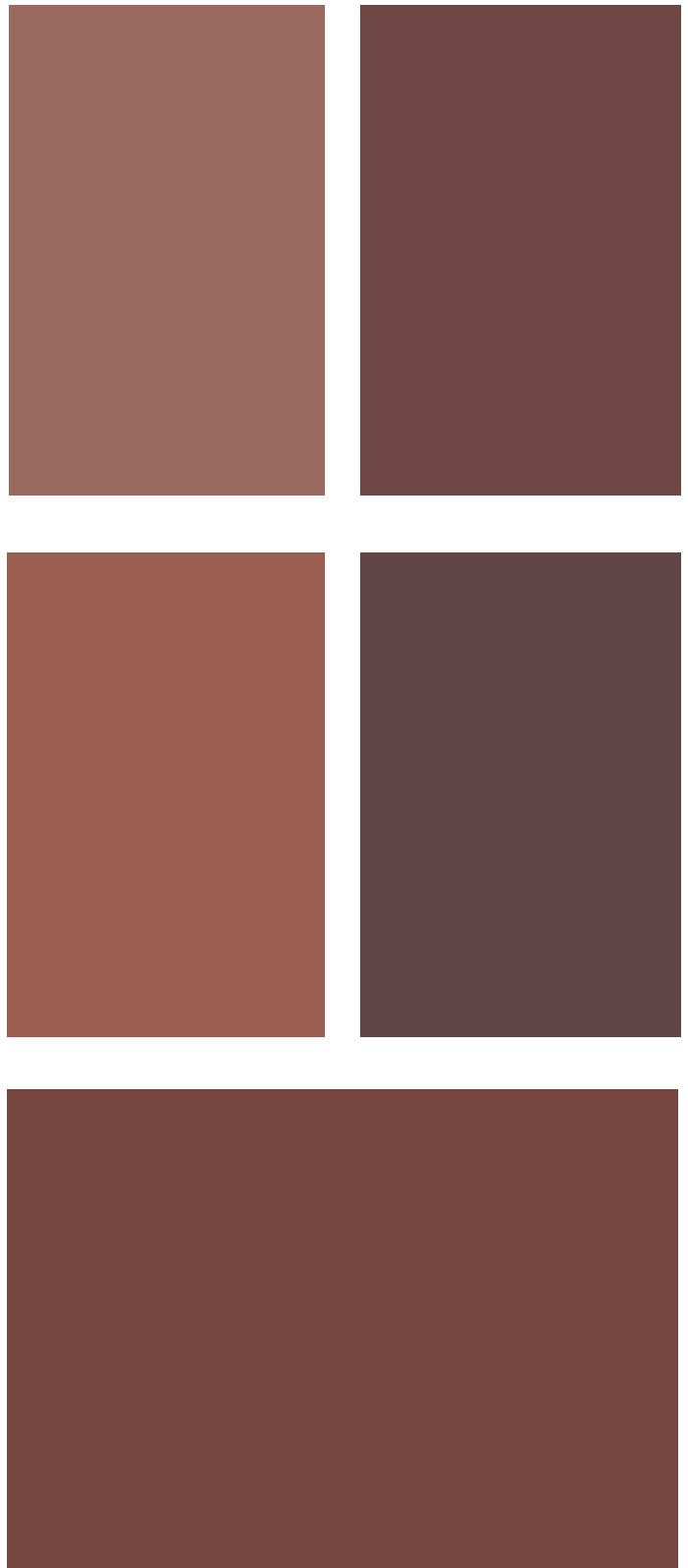
3.4.4 Color Pattern

Like most campuses, one of the character-defining elements that allow a facility to read like a campus is the use of a predominant building color(s). The vastly predominant color of the principle brick material is red (variations of red). The one exception is the smoke stacks of Building 15 where yellow brick is used. The following colors are character defining for the campus:

- Most brick is red with a small to moderate range
- Flemish Bond headers are iron spot brick or dark red
- Smokestacks are light yellow ocher
- Limestone color for limestone elements
- Wood porches are white
- Window frames are off-white or white, or white when on a building with white wood porches
- Copper cornices are currently copper brown, but may be starting to turn to a copper green patina
- Most roofs are dark gray in color – It is important to note that the sloping roofs characteristic of the campus provide a secondary color that provides color contrast and a deeper range

The color palette identified in these pages is derived from the existing historic buildings and should be used as a guide for color selection across the campus. Additional colors that are compatible with this palette may be introduced where appropriate:

- a) New buildings:
 - 1) That use red brick, should use it with a small to moderate range
 - 2) Like the dark gray roofs in the historic campus, a secondary color should be used to provide contrast to the primary material color





3. URBAN DESIGN AND ARCHITECTURE

The below establishes the “broad brush” color strategy/ pattern.

- b) As a defining element, it is desired that Walter Reed continue to read as a campus. In order to maintain this reading, new buildings should:
 - 1) Use red brick as the predominant building color on the facades fronting a historic space, or located on a new space where historic buildings front. These locations are highlighted in the accompanying diagram.



Building 1 - North Facade



Building 1 - South Facade



Building 11 - North Facade

10

3. URBAN DESIGN AND ARCHITECTURE

3.4.5 Facade Composition: Fenestration and Organization

Georgian Revival and Neo-Colonial/Classical Revival principles are both classically based, but whereas Georgian Revival is primarily about punched windows, Neo-Colonial/Classical Revival also uses classical principles and orders to create larger figures within the wall and may create larger figures that accommodate grouped windows with larger expanses of glass.

Georgian Revival

Georgian Revival facades are characterized by:

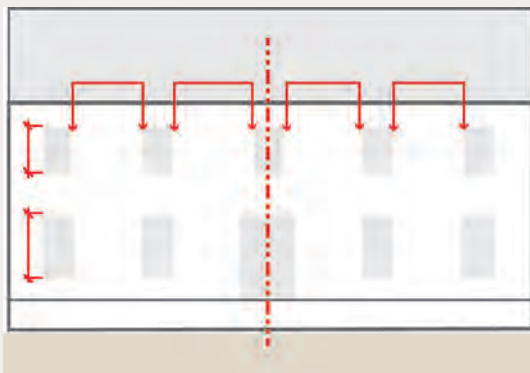
- Classical proportions that are used for all elements
- Larger mass to void relationship
- Lower windows are taller than upper story windows
- Overall composition has a center bay with window
- Windows are regularly spaced single windows
- Special shaped windows are not typical, but when used adhere to the typical window pattern
- Base, middle, and top are present and classically expressed
- Decorated cornices
- Belt courses
- Symmetrically composed facades (except discrete volumes may be asymmetrically composed when paired across an axis to form a symmetrical composition), but Service buildings are less ornamented and typically composed asymmetrically
- Pediments are common
- Giant orders are used for Porticos on Principal Buildings
- Sloping roofs with low pitch

Neo-Colonial/Classical Revival

Neo-Colonial/Classical Revival facades are characterized by:

- Classical proportions that are used for all elements
- Lower windows are taller than upper story windows
- Overall composition has a center bay with window, but these windows may create a giant figure
- Windows are regularly spaced, but may also be grouped
- Special shaped windows are more common, especially to reinforce prominent massing
- Typically symmetrically composed facades, but there are some asymmetrical facades
- Giant orders are also used liberally for wall compositions – In these cases, the created bays may be used to group windows in order to create larger expanses of glass or to create voids for porches
- Sloping roofs may be present, but flat roofs are common
- More/heavier ornamentation may be present
- A generally more “spirited”/interesting facade

Georgian and Colonial Revival



Classical Revival



3. URBAN DESIGN AND ARCHITECTURE

3.4.6 Architectural Elements: Cornices, String Courses, and Water Tables

All buildings are composed with a base, middle, and top which are expressed using cornices, water tables, and string courses:

- Bases are expressed with a water table and/or string course and is typically limestone
- Tops are expressed with a cornice or with a cornice and string course
- Cornices, string courses, and water tables establish a datum and unify discrete building volumes

a) **New buildings:**

- 1) Should be composed of a base middle and top
- 2) Should have a water table or string course at the base or should express a water table with non-traditional forms
- 3) Should have a cornice element or should have a cornice-like element for contemporary buildings



Building 17



Building 7



Building 12



Building 1



Building 11

3. URBAN DESIGN AND ARCHITECTURE

3.4.7 Architectural Elements: Porticos, Porches, and Balconies

Porticos are additive elements to a building. Porches are either additive or subtractive elements to a building. Their proportions are consistent with classical principles.

- Porticos are almost always used to signify a major architectural element and entry and are a contrasting material and color (typically limestone or painted white wood). In Georgian buildings it usually incorporates a pediment
 - Porticos are usually more elaborate
 - Porches are typically flat roofed at Walter Reed
 - Porches and balconies are an integral part of the building composition and, when present, are a significant architectural element. When they are multi-story or extensive, they are grouped together to form a figure (ex. a large portico with porches or grouped as part of a wall to form a figure - ex. giant orders)
 - Additive porches are typically wood or partially wood or limestone
 - Porches are elaborate, or somewhat elaborate, and use detailing consistent with the building style
- a) New Principal Buildings may incorporate Porticos on their facade
 - b) Porches on new buildings should:
 - 1) Be organized as an integral part of the composition and form
 - 2) Should be composed to create a significant architectural element



Building 1



Building 12



Building 1



Building 1



Building 17



Building 11

3. URBAN DESIGN AND ARCHITECTURE

3.4.8 Architectural Elements: Windows

Windows are an integral part of the facade composition and one of the key character defining elements. They are clearly organized with a hierarchy that reinforces the facade parti. The detailing of windows and their openings is also an integral part of what creates the character of the historic buildings at Walter Reed. The following are key elements of windows:

- Windows are organized in a regular pattern forming bays that have a vertical reading
 - Windows are vertically oriented
 - Windows may be recessed from the facade to create depth and provide shadow
 - First floor windows are taller than upper floor windows – top floor windows may be shorter than other windows
 - Windows in Georgian buildings are typically single windows in punched openings
 - In Neo-Colonial/Classical Revival facades the windows may be single windows in punched opening, but may also be grouped together to form larger expanses of glass, but the individual windows and the overall opening still have a vertical reading
 - Individual windows in groups of windows have a substantial window frame and their pattern is an integral part of the facade composition
 - Windows have raised mullions
 - Windows have sills and headers
 - Windows have trim
 - Special shaped windows may be used to accentuate a portion of the facade
- a) New buildings should generally follow these principles:
- 1) Traditionally designed buildings should draw from several of the principles noted above
 - 2) Traditional buildings use the devices noted above to create shade and shadow (as well as other non-window techniques). Contemporary buildings should use techniques to create shade and shadow, and depth to a building facade



Building 12



Building 12



Building 12



Building 12

3. URBAN DESIGN AND ARCHITECTURE

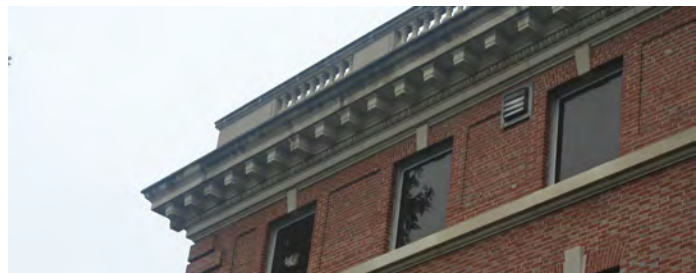
3.4.9 Architectural Elements: Cornices

Cornices are present in all buildings and serve to mark the top of the building:

- Cornices are typically substantial and most have dentils. Principal Building cornices are more ornate and are more substantial in size (such as Building 1 which incorporates a balustrade)
 - Cornices are a contrasting color – typically limestone, but one is copper
- a) New buildings should:
- 1) Have a cornice for traditional buildings and a cornice-like element for contemporary buildings
 - 2) Principal Buildings should have a substantial cornice or cornice-like element
 - 3) Be comprised of a different color than the wall of the building



Building 12



Building 12



Building 12



Building 12

3.4.10 Architectural Elements: Roofs

Almost all buildings have a low sloping roof consistent with classical proportions. Buildings with an occupied attic have a steeper pitched roof. Building 40 is a Classical Revival building and has a flat roof with a parapet. It is important to note that, while low sloped, the roof adds an additional level of interest and color (see color section later in this document).

a) **Roofs for new buildings:**

- 1) May be either flat or sloped, recognizing desire to enhance sustainability goals on site.
- 2) Should be consistent with classical proportions.



Building 12



Building 12



Building 12



Building 12

3. URBAN DESIGN AND ARCHITECTURE

3.5 ARCHITECTURAL CHARACTER OF SITE EDGES

3.5.1 Aspen Street

While Walter Reed was architecturally inward facing and self-referencing, the adaptive re-use of the campus seeks to integrate the campus with the surrounding neighborhoods. While the principles for new buildings should take their primary cues from the buildings within the campus and within the period of significance, buildings from the surrounding neighborhoods that are also from the period of significance and consistent with the predominant Walter Reed styles can serve as additional references.

The following pages first look at the southern edge, eastern edge, and northern edges separately. Second, an analysis is undertaken for architecturally significant buildings within the surrounding neighborhoods (within a 10-minute walk).

Aspen Street

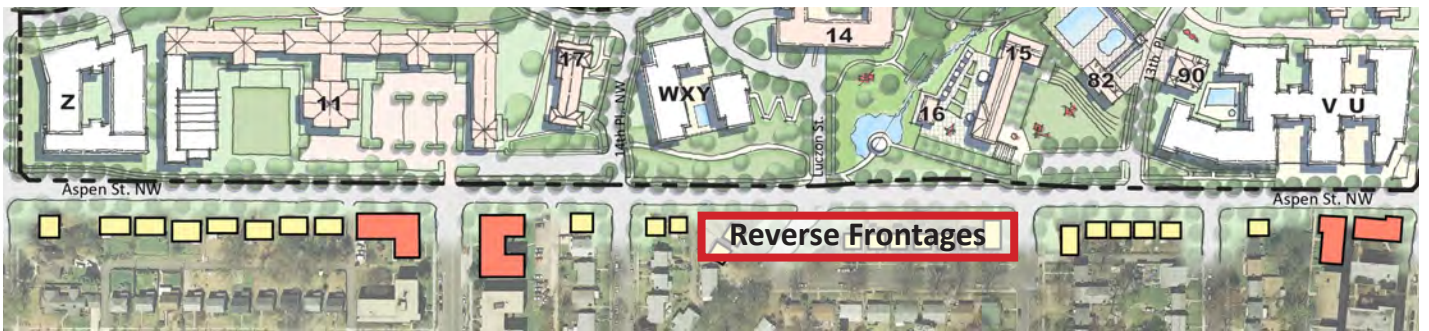
The following are salient characteristics:

- All buildings are outside of the period of significance
 - Single-family homes are predominantly red brick with a few lighter brick or siding homes
 - Single-family homes can be described as 1960s colonial revival
 - Multi-family buildings are red brick
 - Facades are composed of punched window openings
 - Home at the corner of Aspen St and 16th St is “stone” (as are other buildings along 16th street)
- a) Principle to be garnered for the Aspen Street edge:
- 1) Brick is consistent with both Walter Reed and the homes along Aspen Street



LEGEND

	Single Family
	Duplex
	Townhomes
	Apartments
	Hotel



3. URBAN DESIGN AND ARCHITECTURE

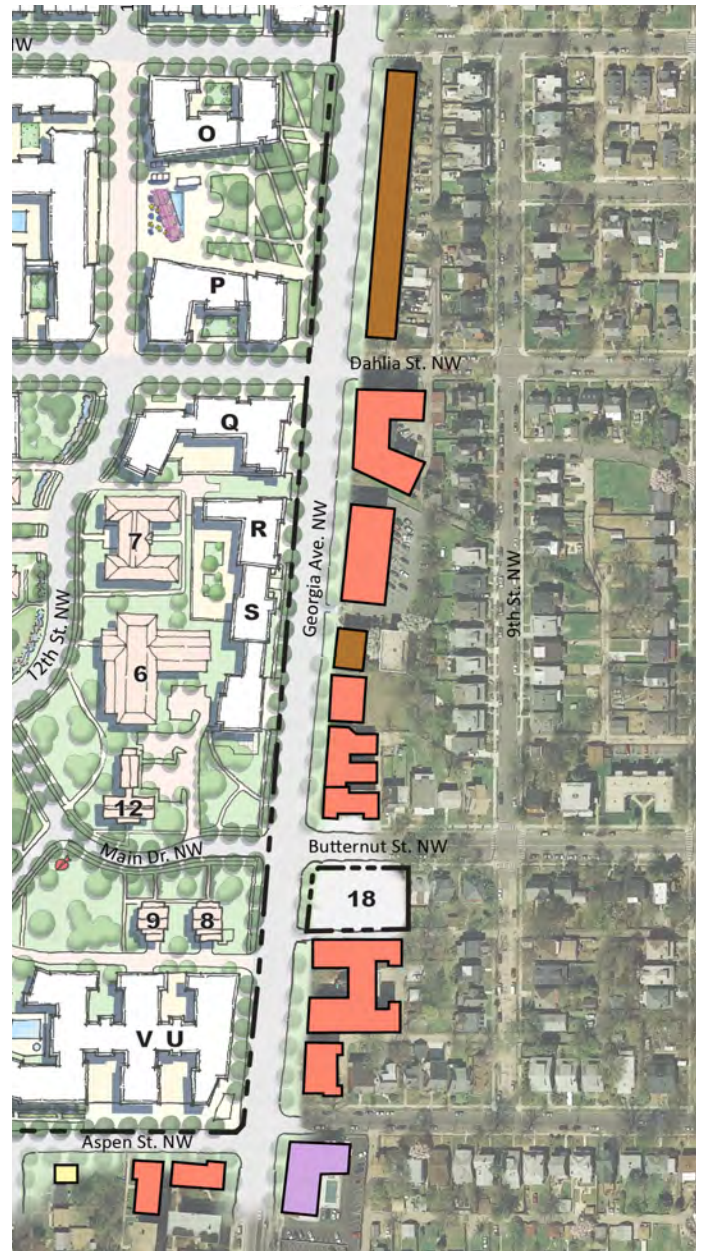
3.5.2 Georgia Avenue

The following are salient characteristics:

- Several of the buildings along Georgia Avenue are from the period of significance
- Buildings are predominantly red brick and some buildings are orange brick or yellow/cream brick (there is one white brick building that is not from the period of significance)
- Buildings are primarily composed with a base, middle, and top
- Cornices are primarily small
- Facades are composed of punched window openings
- Windows are primarily single vertical windows or grouped windows in 2 or 3-across
- Windows primarily have limestone sills
- Entries are usually architecturally celebrated with limestone surrounds or painted wood trim
- Older townhomes are brown brick with red tile roof
- Older townhomes have porches with square piers and flat roofs with entablature
- New townhomes are Colonial Revival
- Buildings form the urban wall along Georgia Avenue – Shorter buildings have little to no recessed walls, but taller buildings vary the front wall plane
- Buildings within the period of significance are consistent with traditional/classical design principles. There is a limited mix of modest to more ornate facades

a) Principles to be garnered for the Georgia Avenue edge:

- 1) A variety of building styles existing along Georgia Avenue and new buildings may reflect a similar variety of styles.

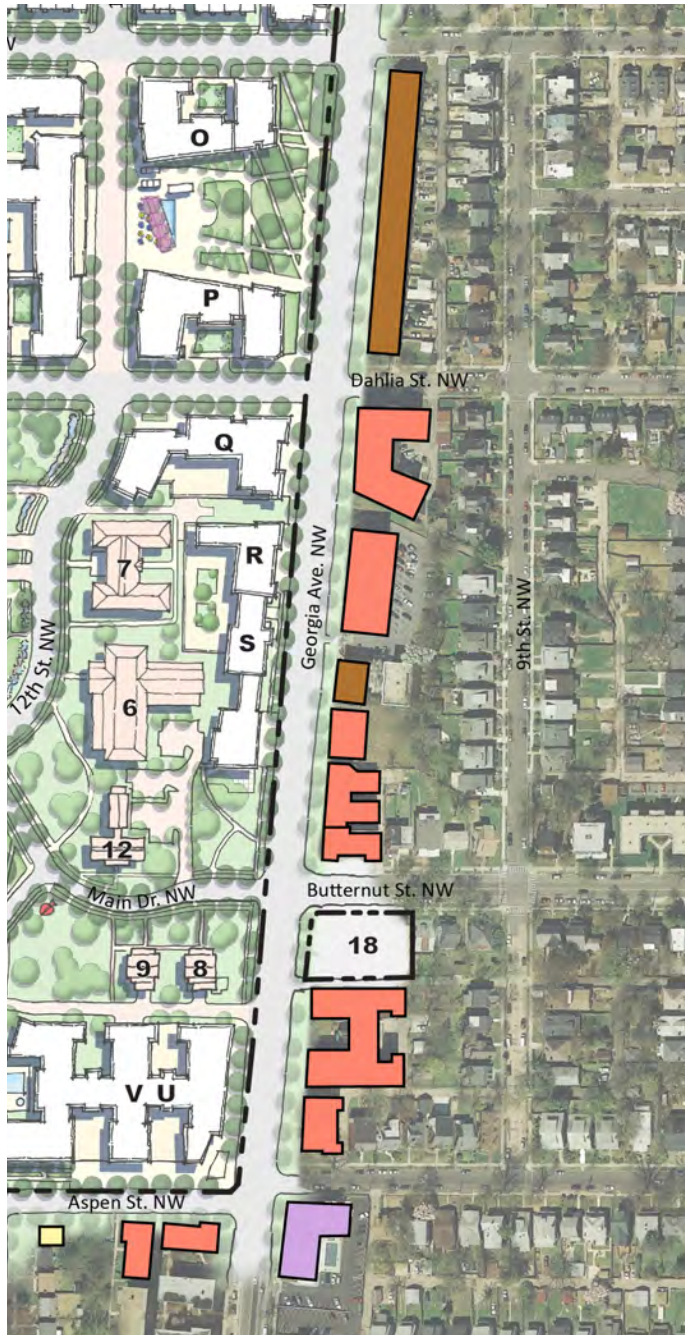


LEGEND






	Single Family
	Duplex
	Townhomes
	Apartments
	Hotel



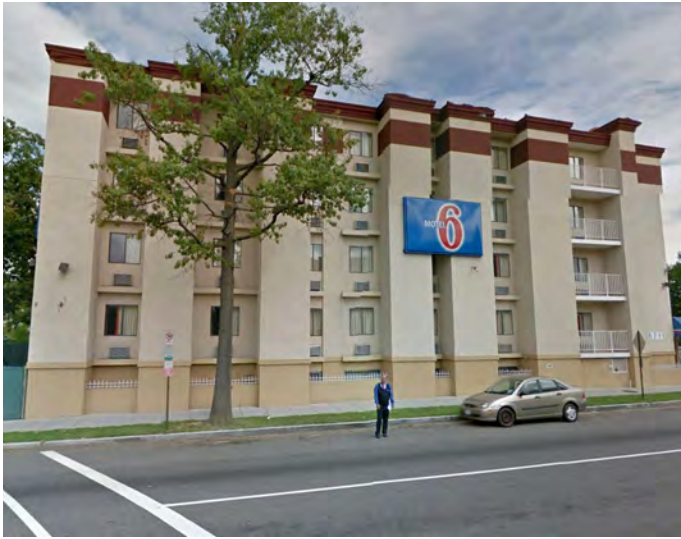
3. URBAN DESIGN AND ARCHITECTURE



LEGEND

	Single Family
	Duplex
	Townhomes
	Apartments
	Hotel





3. URBAN DESIGN AND ARCHITECTURE

3.5.3 Fern Street

The following are salient characteristics:

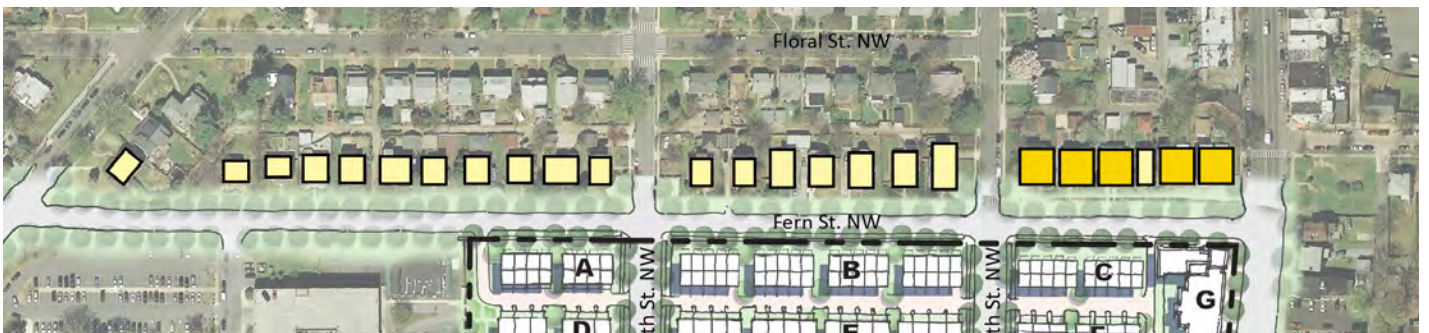
- Most of the homes along Fern Street fall within the period of significance
- Older duplexes are predominantly red brick with one yellow brick duplex
- Older duplexes have porches with square piers and flat roofs with entablature
- Windows are painted white wood trim and railings are painted white wood
- Dormers are typical with fairly steep roofs
- Windows are single vertical windows in punched openings or a group of three windows on the ground floor
- Home character and color is varied
- Materials include some brick, some stucco, and primarily siding
- Porches are characteristic of homes – Piers typically have a short masonry base with wood piers – railings are masonry or wood

- a) Principles to be garnered for the Fern Street edge:
- 1) As a secondary edge to the campus, the proposed townhomes along Fern Street should relate to the homes across the street
 - 2) Individual buildings or masses can differ from other buildings or masses in materials
 - 3) Porches should be incorporated into some buildings
 - 4) Windows should be single punched windows or groups of two or three



LEGEND

	Single Family
	Duplex
	Townhomes
	Apartments
	Hotel



3. URBAN DESIGN AND ARCHITECTURE

3.6 NEIGHBORHOOD ARCHITECTURAL CHARACTER

A 10-minute walk distance has been illustrated in the diagram to the right and is used to establish the boundaries of the related neighborhoods. The surrounding neighborhoods are a mix of buildings within and outside the period of significance. There are several buildings within the period of significance that are consistent with the principles of Walter Reed and that illustrate related architectural principles.

The adjacent photographs illustrate a representative example of neighborhood buildings that fall within the period of significance. Common with Walter Reed, these buildings are all based on Classical principles and share common elements, but variations are found:

- Buildings have a base, middle, and top, however, a “high-waisted” example (a taller two story base) is found
 - Massing is simple, however, one building incorporates large corner octagonal bays
 - Walls are predominantly punched window opening, but paired or grouped windows are common
 - Recessed central massing is common
 - Sills and headers at windows are typical
 - Brick color ranges from dark red to light red
 - Cornices and parapets are used, but have a greater design variety than found at Walter Reed including architecturally expressive parapets
 - A multi-story additive porch is found - Like at Walter Reed, it is a contrasting color and material
 - While no Flemish Bond is used, brick work/patterns are used to provide interest
- a) Principles to be garnered from the surrounding neighborhood architectural character:
- 1) Brickwork should not use Flemish Bond, but other brick patterns may be used to provide interest
 - 2) Buildings with a Traditional character should make use of paired or grouped windows and will differentiate from the oldest buildings at Walter Reed
 - 3) Secondary Buildings should have simpler cornices
 - 4) Parapets are common in the neighborhood and could be a common element of new buildings





3. URBAN DESIGN AND ARCHITECTURE

3.7 ARCHITECTURAL CHARACTER AND PATTERN FOR NEW BUILDINGS

3.7.1 Architectural Pattern

Preserving and protecting the historic character-defining elements of the Walter Reed campus is the primary goal of the Design Guidelines. A key element in achieving this goal is defining the appropriate character for new buildings so that they will be harmonious with the existing buildings. The preceding historic building analysis has generated several principles and guidelines and is the foundation for establishing the following architectural character types/styles, as well as establishing the appropriate locations for these.

All the campus buildings, as well as the neighborhood buildings, within the period of significance use Classical principles of proportion, massing, hierarchy, and facade organization. In most areas of the campus, new buildings will have a very direct physical relationship with the Principal Historic Buildings and landscape. However, this is not always the case. Establishing and recognizing the role that each building should play in the campus is a fundamental tenet of these guidelines – Some of those principles have already been established in previous sections.

a) **To maintain the historic campus character of Walter Reed, all new architecture should be “Principle Based” as noted below:**

- 1) New architecture should use classical principles of proportion, massing, hierarchy, and facade organization.
- 2) Buildings should have a parti that includes a rational pattern of elements based on rhythm and hierarchy, a hierarchy of windows, a clear definition of the external surface of the building as a wall, frame or skin, a thinness or thickness of elements appropriate to the external surface, a response to the environmental conditions and local climate of the site.
- 3) The facade parti and its subsequent articulation should primarily relate to the urban design idea and the character of the public realm the building abuts.

- 4) Every building facade should have a base, middle and top. The base, middle and top of the building should be in the scale of the building.
- 5) Every building facade should be tectonically correct. Building facades should be designed so that assumed vertical loads are carried to the ground by a reasonable and convincing visible structure.
- 6) A building facade should be composed of vertical proportions, whether in part or the whole of the composition.
- 7) Facade elements, including visual structural elements, openings and details should utilize a coherent system of proportion.
- 8) The ground floor of a building should be scaled to the pedestrian.

One of the most important goals of this document is to preserve the Campus Character of Walter Reed while allowing compatible architectural styles to be introduced as part of the new development.

The diagram to the right subdivides the Campus Character Areas into sub-zones to guide the location of appropriate “Principle Based” architectural styles. While a style may not be expressly noted for a sub-zone, it may be considered at time of design.

b) **New buildings should follow the guidelines below:**

- 1) Buildings should be compatible and harmonious with adjacent historic or new buildings. The compatibility between buildings should be expressed in the selection of materials, colors, architectural elements, massing and facade articulation. Walter Reed should retain its campus character and presence as it has through its period of significance
- 2) New buildings should be clearly recognizable as one of the following Principle Based “styles” (examples found on the following pages):

- Principle Based – Traditional Wall
- Principle Based – Traditional Glass
- Principle Based – Contemporary

c) **CCA 1 is subdivided into:**

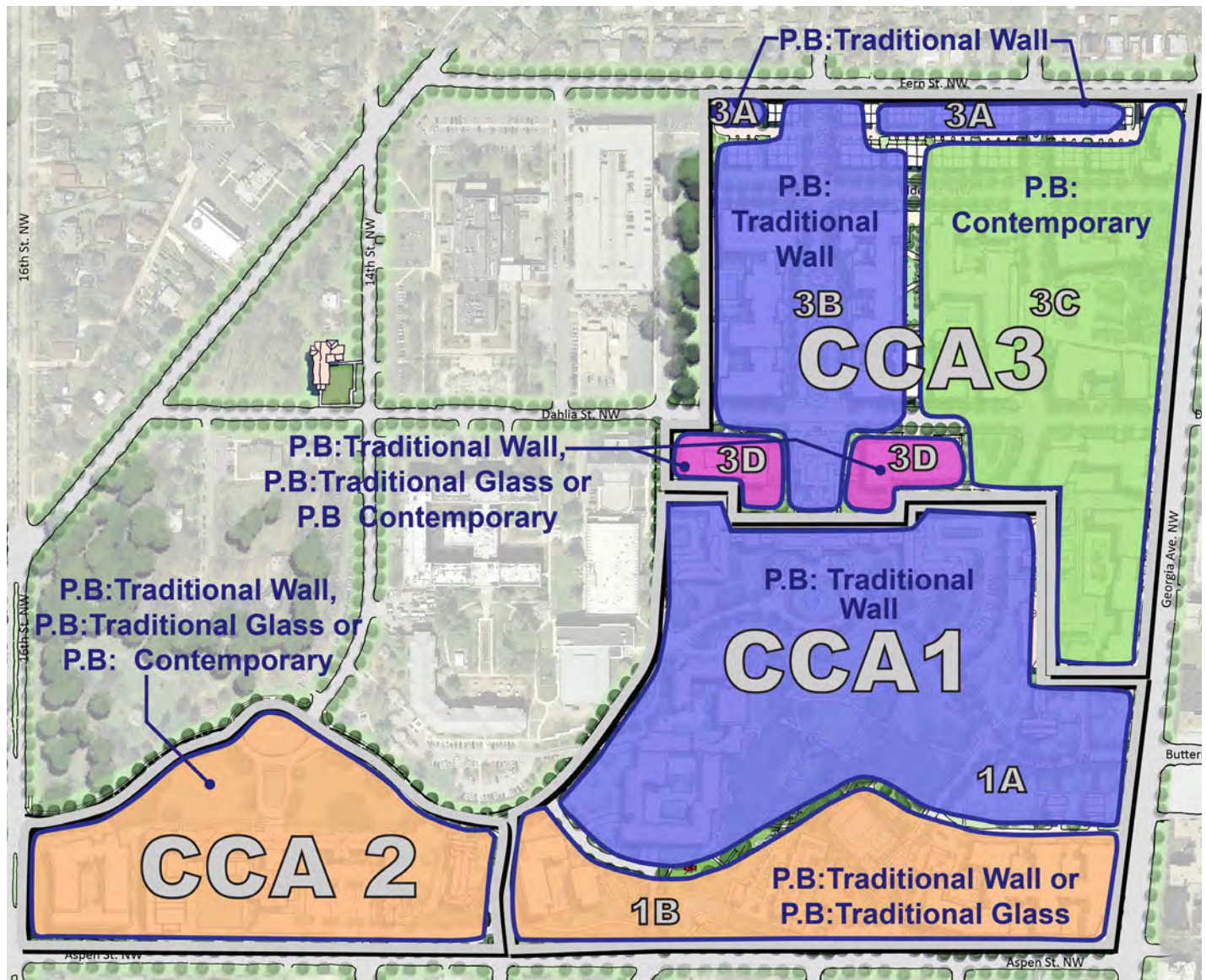
1A – All buildings that surround The Great Lawn and form a composition with Building 1 are grouped into sub-zone 1A. No new buildings are proposed in this sub-zone.

- 1) Any new structures in sub-zone 1A, should be “Principle Based – Traditional Wall” since

they are viewed in close proximity and as a composition with Building 1 which is a Georgian Building.

1B – The existing buildings in this zone are (were) comprised of primarily support buildings. They were a mix of Georgian and a simplified Classical Revival/Classically inspired Power Plant.

- 2) Buildings in sub-zone B2 should be “Principle Based – Traditional Wall” or “Principle Based – Traditional Glass” to reflect this history and existing buildings.



3. URBAN DESIGN AND ARCHITECTURE

- d) **CCA 2:** Delano Hall (Building 11) is a Principal Building in the Georgian style. In addition, 16th Street as it proceeds south all the way to the White House has a very strong tradition of traditional buildings.
- 1) The new building to the immediate west of Delano Hall should be “Principle Based – Traditional Wall” or “Principle Based – Traditional Glass” or “Principle Based Contemporary” in order to be compatible with Walter Reed’s, and the City’s, history and character

e) **CCA 3 is subdivided into:**

3A – With the exception of the buildings at the intersection of 13th Street and Fern Street, these buildings are not viewed with any historic Walter Reed buildings. They do, however, have an immediate relationship with the existing neighborhood buildings (which are within the period of significance) across Fern Street.

- 1) In order to be compatible with the existing homes north of Fern St., the new buildings south of Fern should be “Principle Based – Traditional Wall.”
- 2) Four-story townhouses should include massing and articulation that brings the scale of the buildings down. To achieve this, the fourth story of such buildings could be expressed as a distinct attic, have a variation in color or material, have a setback, or utilize architectural elements such as cornices to break down the mass of the building

3B – This sub-zone is grouped around the north side of Building 1, the axis through Building 1, the new linear green centered on Building 1, and the entry sequence, to the campus beginning at 13th Street and Fern Street moving south to Building 1

- 3) New buildings in sub-zone 3B are viewed in close proximity and as a composition with Building 1 which is a Georgian Revival Building and so should be “Principle Based – Traditional Wall.”

3C – This sub-zone is in the north east quadrant of Walter Reed. The proposed buildings are not viewed with any historic Walter Reed buildings. The proposed buildings will form the edge along

Georgia Avenue. There are several buildings along Georgia Avenue that are from the period of significance. While generally consistent with the buildings on Walter Reed, they are more diverse in their character. This area is also the proposed mixed-use Town Center.

- 4) New buildings in sub-zone 3C should be “Principle Based – Contemporary”. This is reflective of the proposed uses, variety along Georgia Avenue, and the desire to clearly define this as a non-historic area of the campus.

3D – This sub-zone is not seen as a part of the north axis, but has immediate adjacency flanking Building 1.

- 5) The new buildings in sub-zone 3D could be “Principle Based– Traditional Wall”, “Principle Based– Traditional Glass” or “Principle Based - Contemporary” and may be predominantly glass.
- 6) The new buildings in sub-zone 3D should be designed to be compatible and subordinate to the northern facade of Building 1 to maintain its prominence.

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3. URBAN DESIGN AND ARCHITECTURE

Principle Based: Traditional Wall

- f) Principle Based Traditional Wall architecture is characterized by:
 - 1) Primarily Punched Windows
 - 2) Primarily Individual or Paired Windows
 - 3) High Proportion of Masonry to Glass
 - 4) Base, Middle, and Top expressed with Recognized Traditional Forms (ex. Cornice, Sill, etc.)
 - 5) Clearly Dominant Vertical Reading
 - 6) Ornamentation of Architectural Elements
 - 7) Simple Massing





3. URBAN DESIGN AND ARCHITECTURE

Principle Based: Traditional Glass

- g) Principle Based Traditional Glass architecture is Characterized by:
- 1) Moderate proportion of masonry to glass or spandrels and glass
 - 2) Base, middle, and top expressed
 - 3) Giant orders may be used
 - 4) Windows with mullions
 - 5) Grouped windows, or larger windows, that are inset within the giant orders may be used
 - 6) Grouped windows with individual frames
 - 7) Special shaped windows may be used to mark entries



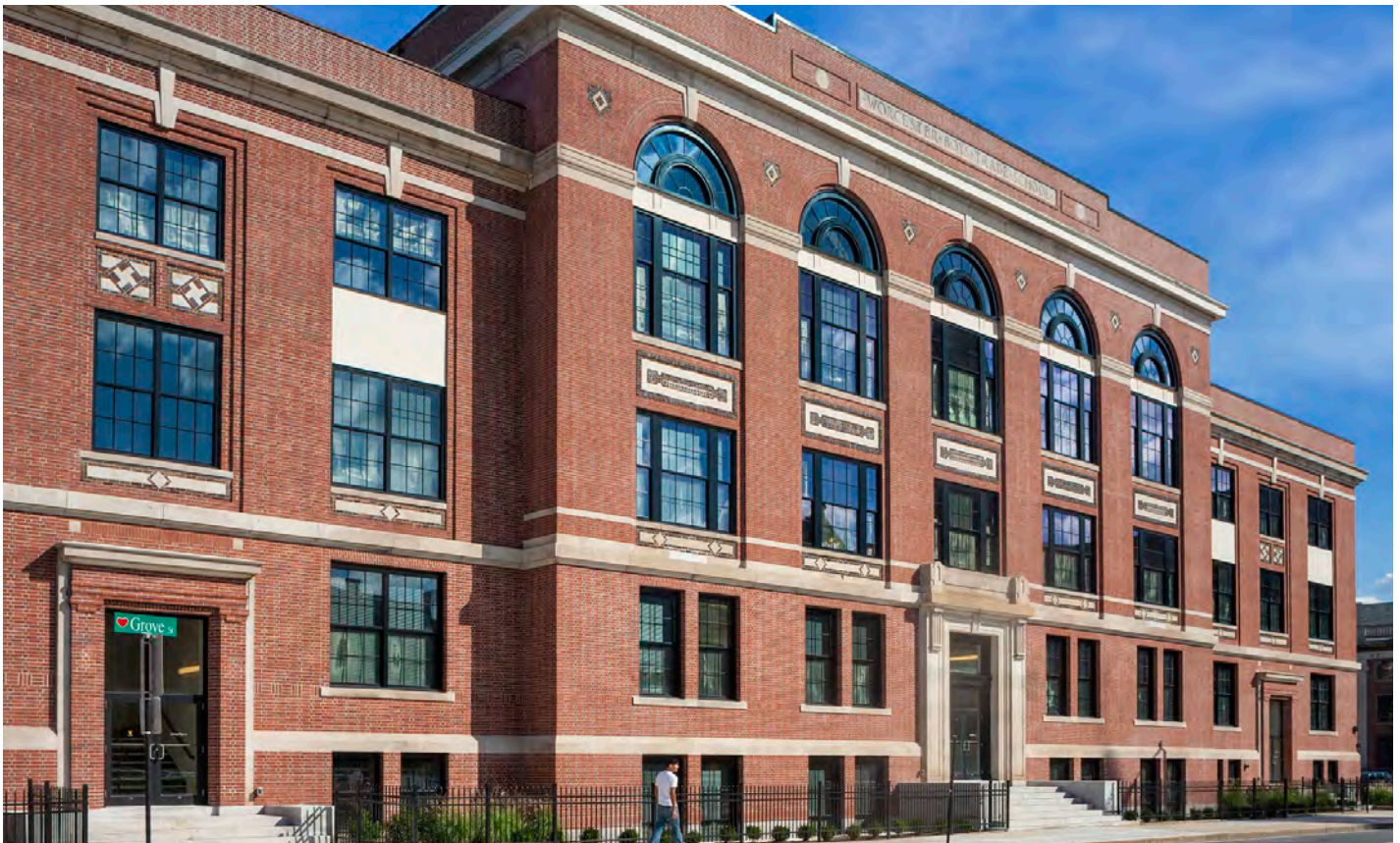
Building 40



Building 15



Example of Classical Revival with Increased Glass to Wall Ratio



3. URBAN DESIGN AND ARCHITECTURE

Principle Based: Contemporary

- h) Principle Based Contemporary architecture is characterized by:
- 1) Vertically grouped windows providing larger expanses of glass (may be grouped with spandrels)
 - 2) Moderate to low proportion of masonry to glass and spandrels
 - 3) A clearly vertical reading, but with a strong horizontal elements
 - 4) May have a glass corner, but is a proportionally minor element
 - 5) Base, middle, and top expressed, but with non-traditional forms and less ornamentation
 - 6) No, or less, ornamentation of architectural elements
 - 7) Asymmetrical massing with overlaid volumes
 - 8) Building facades should be composed to have a sense of depth and shadow lines.
 - 9) Traditional buildings have well-developed and well-documented rules and precedents for massing, window details, bonding patterns, ornamentation details, materials, colors, modules and other elements that provide for facade articulation, shade and shadow, depth, and texture. Without this long tradition and documentation, contemporary buildings must carefully consider the aforementioned elements so that they are comparable, compatible and in harmony with the existing historic character of the campus





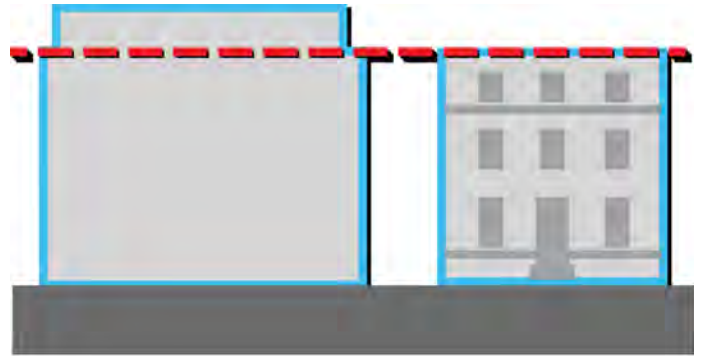
3. URBAN DESIGN AND ARCHITECTURE

3.7.2 Relating to Adjacent Historic Buildings

There are several proposed buildings that will be located immediately adjacent to existing historic buildings. It is important that great care is taken in ensuring that new buildings are designed to be harmonious with these buildings. In some cases, new buildings will be taller than the existing building.

There are several strategies and devices that can be used to provide a sensitive transition, including those illustrated in the accompanying diagrams. The appropriate solution will depend on the specific building and will be determined at the time of the development of the Campus Character Zone Detailed Guidelines and building design.

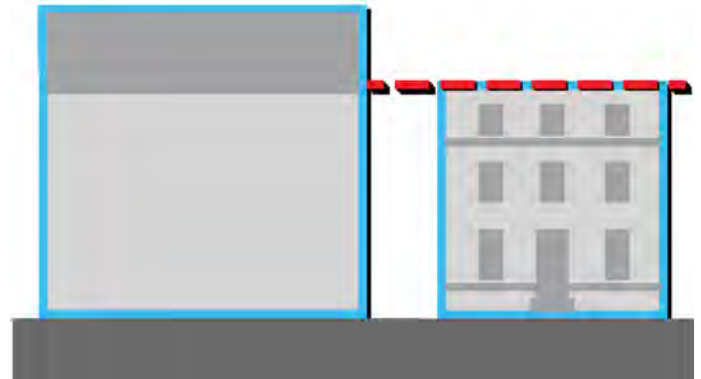
- a) New buildings considerably taller than adjacent historic buildings should provide a transition to the historic building as shown in the example diagrams to the right or other appropriate strategies



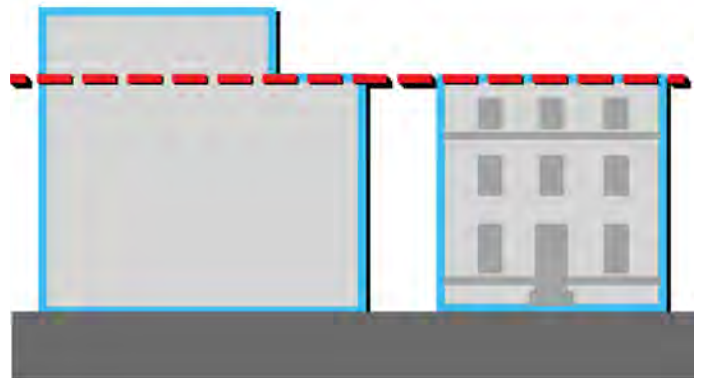
Minor Building Recess at Historic Building Height



String Course at Historic Building Height



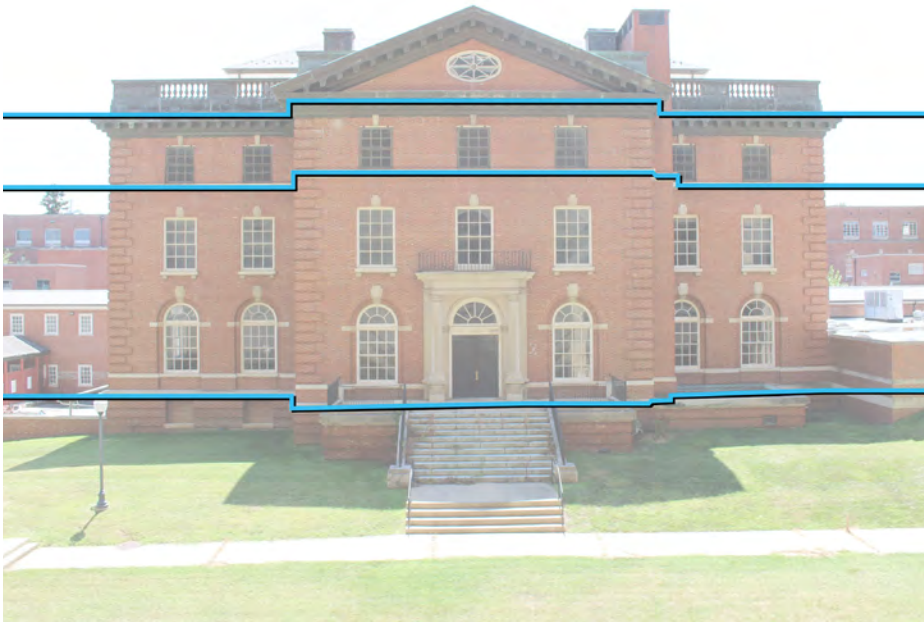
String Course and Change in Color or Material at Historic Building Height



Building Setback at Historic Building Height

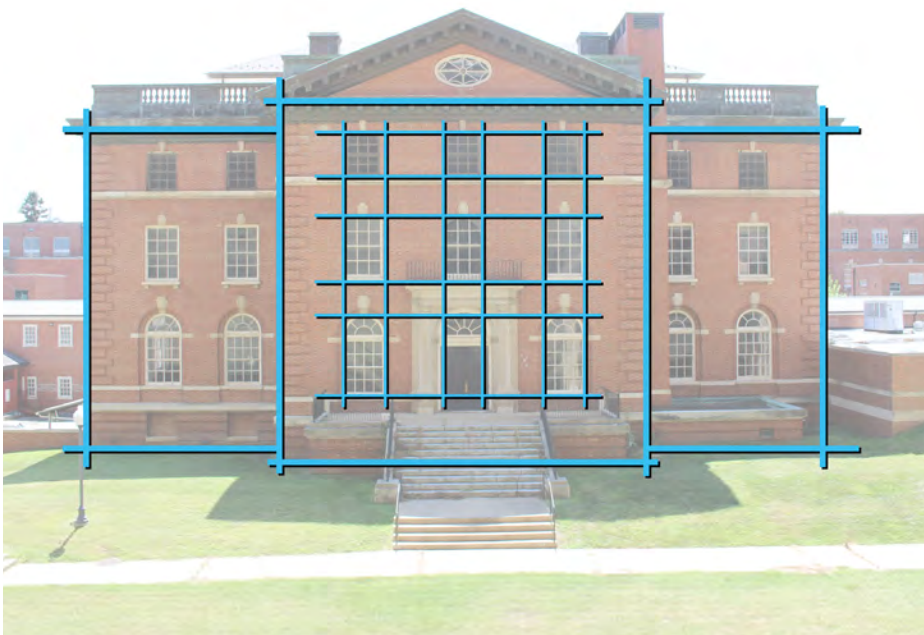
The adjacent photo illustrates water table, string course, and cornice lines that can be carried to an adjacent new facade.

- a) Adjacent buildings should have architectural elements that carry these line through the facade



The adjacent photo illustrates an analysis of the massing/scale and fenestration of a historic building.

- b) Adjacent building massing and facade articulation should relate to the scale of these elements



3. URBAN DESIGN AND ARCHITECTURE

3.7.3 Mechanical Equipment

Mechanical equipment on roofs or grounds should follow DC zoning regulations as well as the guidelines below:

- a) Mechanical equipment and other utility hardware should be placed and screened from public view with architectural and/or landscape materials to minimize visual presence
- b) It should be located and/or utilize screening devices to reduce noise
- c) Rooftop mechanical equipment should not be visible from the street and screening should be designed as an integral part of the building massing and facade.
- d) The design and materials of screening structures should be compatible with the building's architecture
- e) Mechanical equipment should not be visible through the screen structure
- f) Through-wall mechanical units should not be used

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4. LANDSCAPE PRESERVATION AND DESIGN GUIDELINES

4.1 INTRODUCTION

Building upon the project master plan, this set of landscape preservation and design guidelines reinforces and complements the goals and approaches established in the Preservation Master Plan and Urban Design and Architecture Guidelines for New Development.

These guidelines provide the practical means for preserving and highlighting the character-defining landscape features of the historic Walter Reed campus within the context of new development that will give rise to an enhanced public realm for an evolving population and density of users.

While this enhanced public realm will introduce a variety of new landscape programs and features,

the intention of these guidelines is to ensure that any modifications to the public realm demonstrate a sensitivity and compatibility to the presiding campus character. Thus these guidelines have been organized according to three Campus Character Areas (CCAs 1, 2, and 3) and subdivided into the following categories:

- Views and Spatial Relationships
- Topography and Drainage
- Vegetation
- Circulation
- Water Features
- Landscape Structures

4. LANDSCAPE DESIGN GUIDELINES

4.2 GOALS

8. Preserve and maintain the historic Campus Character Areas and defining features.

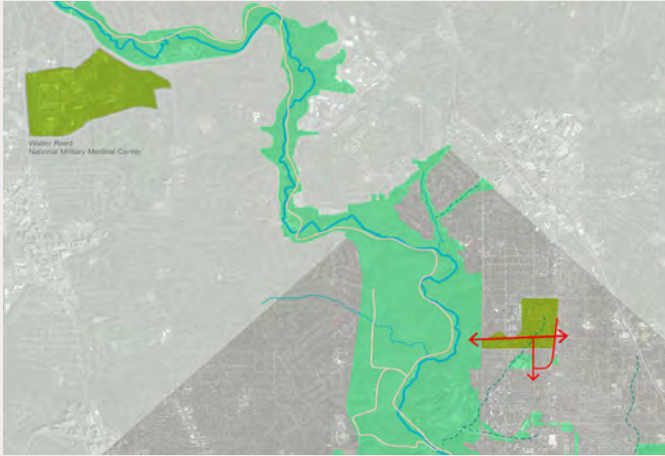


9. Preserve and maintain the Main Hospital and The Great Lawn as the core of the campus.

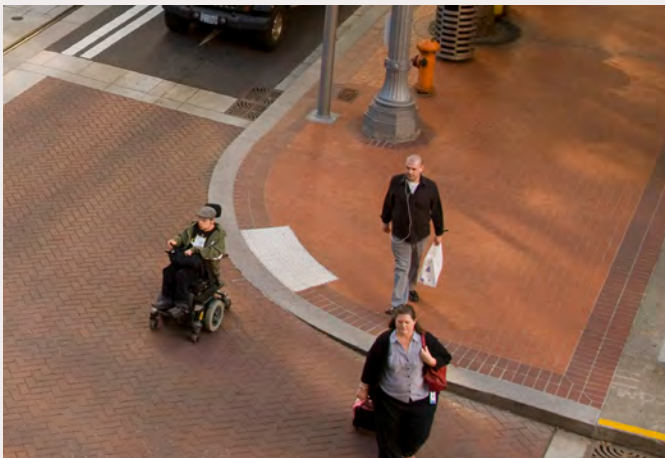


10. Provide new landscape program offerings that are appropriate and compatible with the historic campus.





11. Reinforce WRAMC's place within a larger network of green spaces and trails.



12. Extend and enhance the existing campus street network and create vibrant, multi-modal circulation corridors.



13. Incorporate Low Impact Development and Stormwater Management Best Practices where possible in order to promote sustainability as a site-wide core principle.

4. LANDSCAPE DESIGN GUIDELINES

4.3 LANDSCAPE DESIGN GUIDELINES BY CHARACTER AREA

Per the Preservation Master Plan, the Campus Character Areas (CCA) provide the means for distinguishing and organizing the development of the campus and its constituent features over time. For the landscape spaces and character-defining landscape features, this organization is further articulated by five categories:

Visibility and Spatial Relationships addresses hallmark experiential perceptions that lend definition to the character of any given space or place.

Topography and Drainage addresses both the natural and modified land forms and associated drainage patterns. While much of the campus topography has been subject to intervention over the years, a readily identifiable character still prevails.

Vegetation addresses ornamental, shade, and street trees. Understory plantings are addressed in limited fashion within the context of character-defining garden spaces.

Circulation addresses streetscape at the primary level and with pedestrian pathways at the secondary and tertiary levels.

Water Features addresses existing historic fountains and basins as well as proposed new installations.

Landscape Structures addresses built, ornamental elements ranging in scale from shelters and pergolas to sundials, drinking fountains, and pedestrian furnishings.



Iconic Landscape Spaces

CCA 1

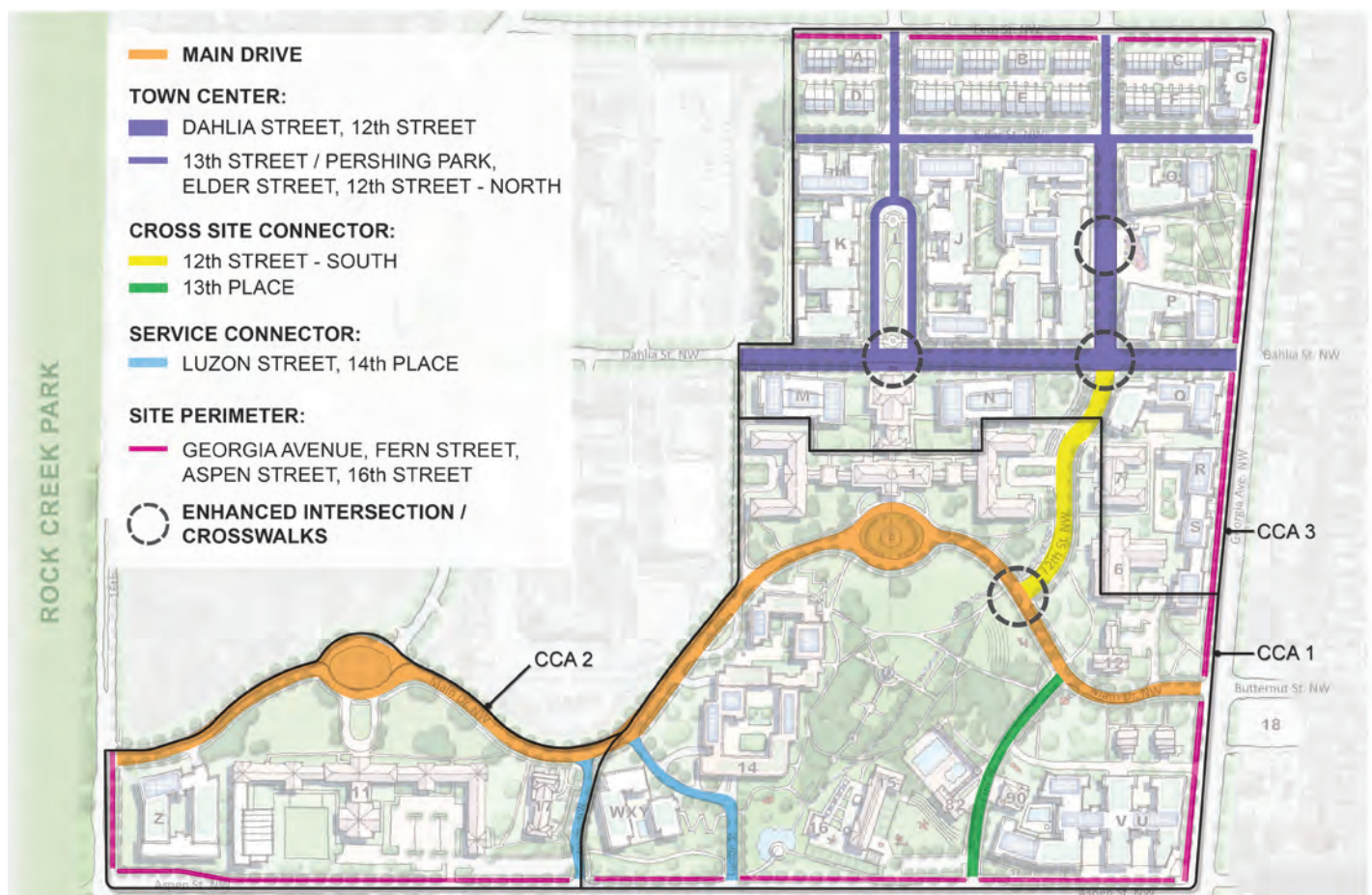
The East Campus contains the greatest concentration of character-defining landscape features, and sets the tone for the landscape preservation and design guidelines. Major features include The Great Lawn and Rose Garden, the scenic Main Drive and Hoff Memorial Fountain, and a variety of artful constructions and objects.

CCA 2

The West Campus is more sparse in its inventory of historic features. However, it is still an area of considerable beauty and grace. Major features include the scenic foreground setting of Building 11, the ornamental entrance of Main Drive along 16th Street, and the Walter Reed Memorial garden space.

CCA 3

The North Campus has been subject to the most dramatic interventions of construction over the years and a sense of dislocation and disruption within this campus character area prevails. The landscape guidelines for this area will relate more to new development and to what the Small Area Plan denotes as a "regenerative" public realm.



Site-wide Circulation

4. LANDSCAPE DESIGN GUIDELINES

4.4 CAMPUS PERIMETER

Campus Perimeter - Fence & Gates

Walter Reed is a fully fenced and gated campus. While there is a strong mandate for fostering a sense of openness and connectivity and with the surrounding neighborhood, preserving the physical and cultural expression of the campus is important.

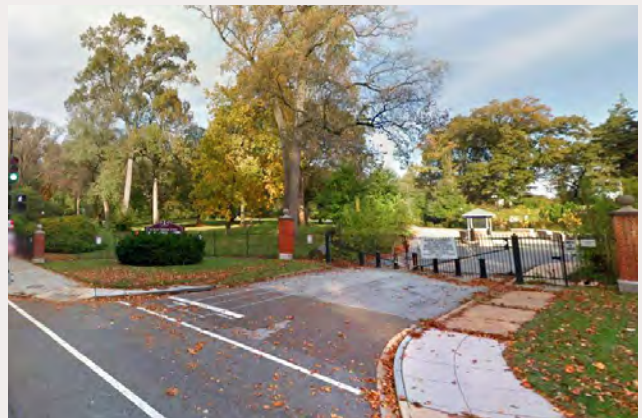
There are two major circumstances that impact the ability to preserve the campus perimeter fencing. They include proposed new buildings that will occupy street frontage zones along the campus perimeter--in particular along Georgia Avenue and proposed new roadwork and streetscape improvements required to implement the goals and objectives of the approved Small Area Plan --in particular along Aspen Street.

Within this context, preservation priorities have been given to: gated thresholds, historic contributing, and non-contributing fence, respectively.

- For major gated thresholds, gates should remain in place and fixed—when possible— in an open position. In other instances gates may need to be removed.
- For areas approved for building frontage, threshold piers and fences may be removed. When and where possible, pending appropriateness and feasibility, options to relocate affected components should be explored.
- For areas that are primarily pedestrian access points, fences may be removed.



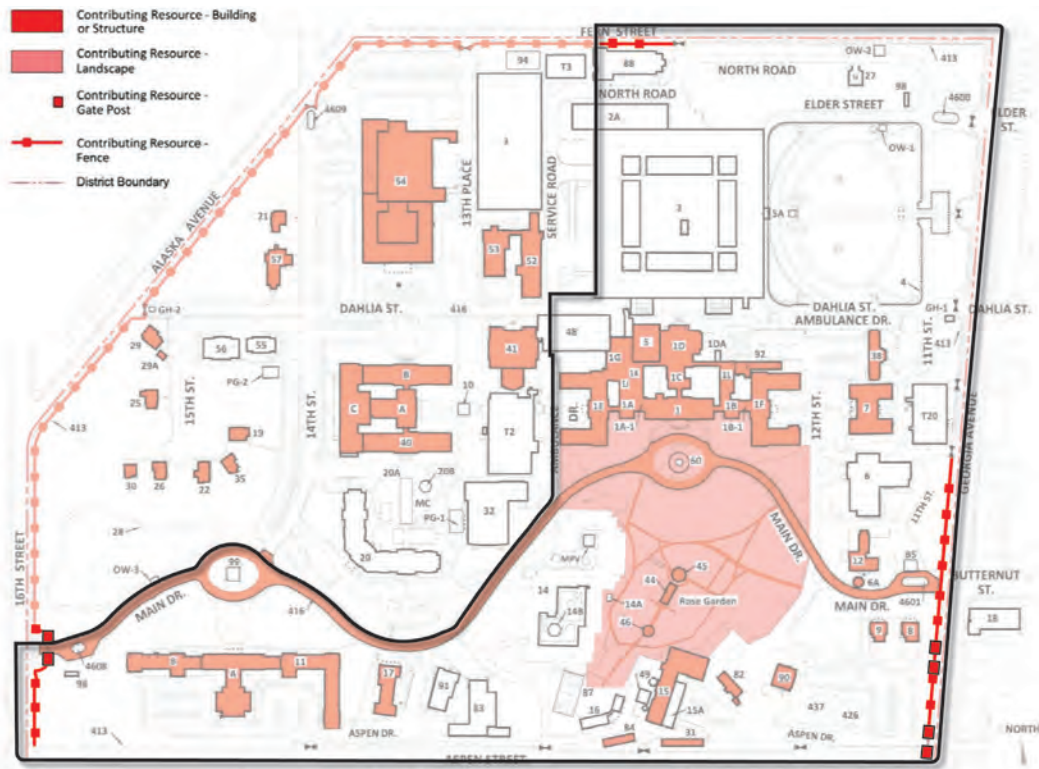
Butternut Street East Entry, with view of Officers' Quarters



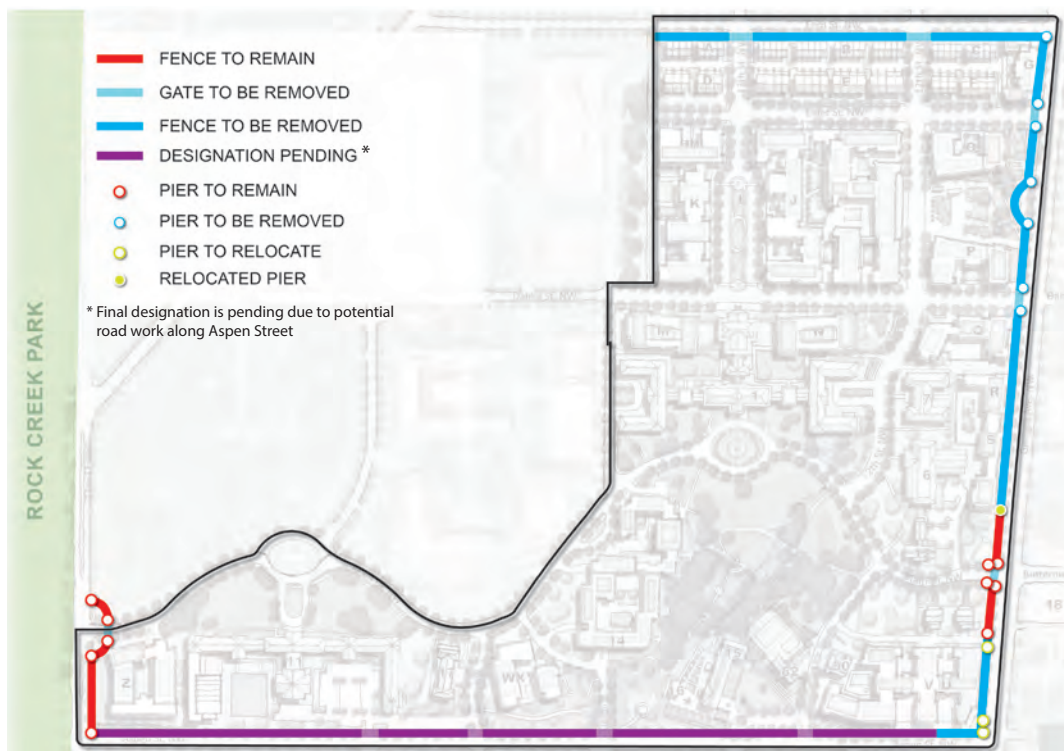
16th Street entry



16th Street entry



Contributing Resources - National Register of Historic Places Registration Form, March 2016.



TPWR Perimeter Fencing Strategy - Diagram by OvS

4. LANDSCAPE DESIGN GUIDELINES

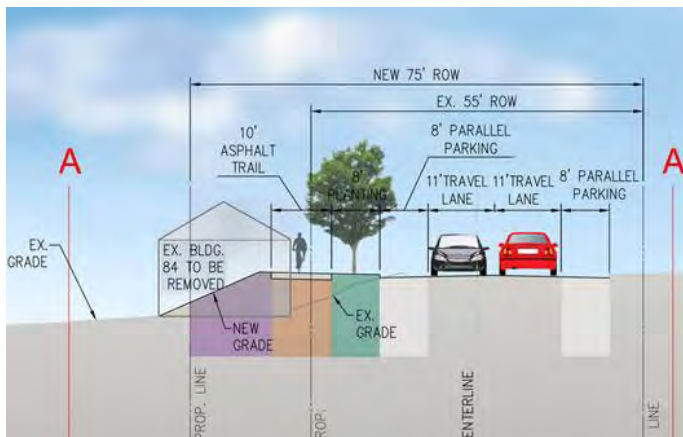
Campus Perimeter - Fences & Gates, Street Trees & Topography

As noted, one major challenge to preserving the campus perimeter condition pertains to proposed new roadwork and streetscape improvements required to implement the goals and objectives of the approved Small Area Plan.

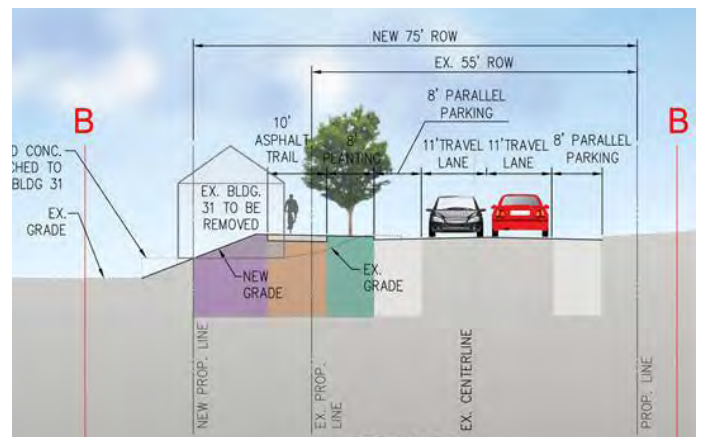
Along the Aspen Street edge of the campus such improvements include a new hiker-biker lane to connect with Rock Creek Park as well as parallel parking options along both sides of the street. This will require a major regrading effort. Any effort to preserve the perimeter fencing will require complete relocation. Additional considerations that will impact the final disposition of the Aspen Street streetscape configuration range from the final resolution of Buildings 31 & 84 to the preferred security configuration of the new school parking and play areas to the west at 16th Street. Careful coordination with DDOT and other stakeholders for the above as well as for the final street tree designations will likely evolve on a project-by-project basis.



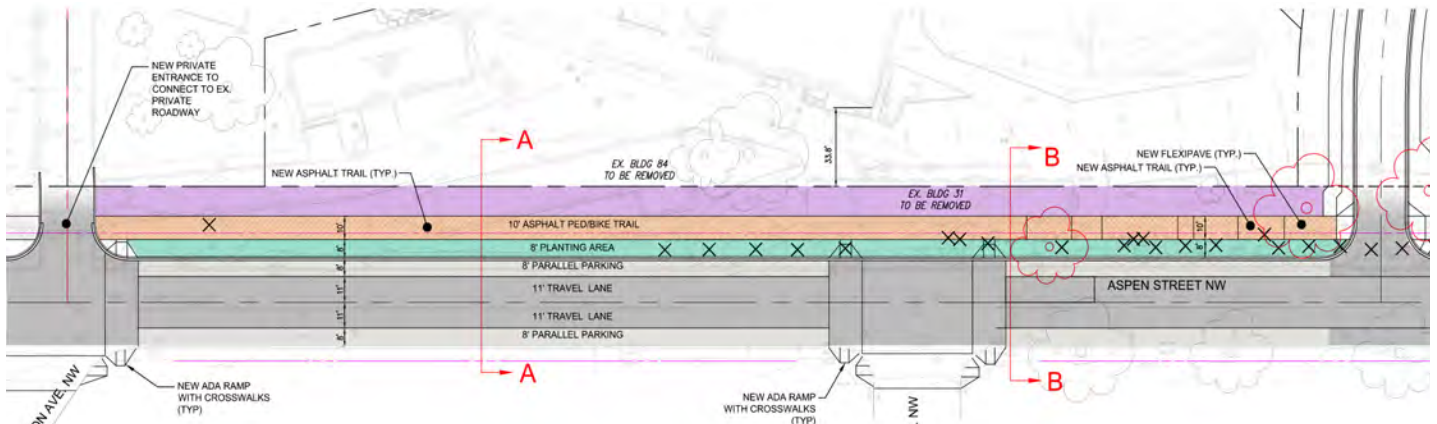
Aspen Street - view of buildings 84 & 31 (left to right)



Aspen Street - roadway section A-A at Building 84



Aspen Street - roadway section B-B at Building 31



Aspen Street improvements study by Bowman Consulting - Plan view

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4. LANDSCAPE DESIGN GUIDELINES

4.5 CAMPUS CHARACTER AREA 1: EAST CAMPUS



CCA 1 Iconic Landscape Spaces



The Marshall Building and Officer's Quarters



View of the Marshall Building



Main Hospital Building and Hoff Memorial Fountain



View of the Main Hospital from within the Great Lawn



Walter Reed aerial, circa 1920s-30s

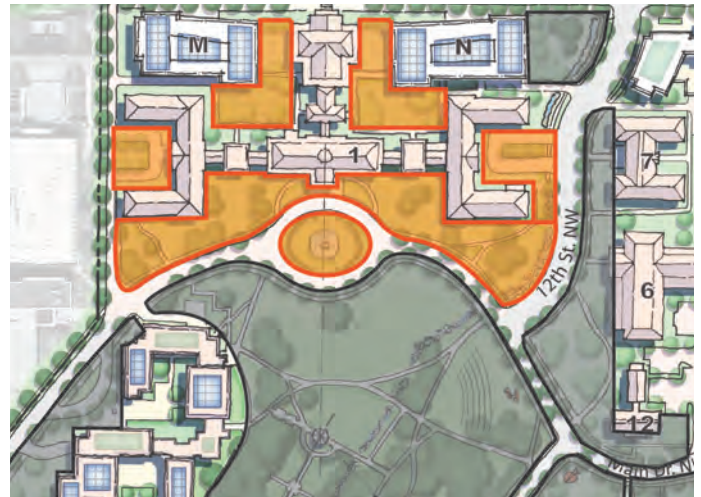
4. LANDSCAPE DESIGN GUIDELINES

Main Hospital Building Grounds (V1)

Located at the heart of the campus, the Main Hospital (Building 1) is the ‘crown jewel’ of Walter Reed. The impressive edifice of the building’s classical portico is reinforced by the axial placement of the Hoff Memorial Fountain (W1) and green space, as well as by the informally placed but stately trees that flank the building’s east and west wings.

Recommendations:

- The predominant strategy for understory planting approach of turf interspersed with shrub plantings should be maintained consistently in Campus Character Areas 1 & 2.
- Preserve focal emphasis of the main entrance.
- Relegate drop-off and deliveries to the east and west courtyards.
- Restore Hoff Fountain garden to encourage passive pedestrian use.
- Provide appropriately dramatic lighting solutions.



Main Hospital Building Grounds



Main Hospital and Hoff Memorial Fountain



View of the Main Hospital along Main Drive approach

Preservation and Design Principles

General

New additions to the landscape grounds south of the Main Hospital should be expressly limited to the area along Main Drive where a restored tree-lined configuration has been proposed (see also section CCA 1: Vegetation). Strict measures should be taken to preserve and protect the existing character-defining landscape features during all restoration construction phases.

Changes to the east and west grounds of the Main Hospital will be reflected in the design of the drop-off areas. All streetscape elements shall be consistent with those guidelines relating to CCA 1 (see sections CCA 1: Views and Spatial Relationships, Vegetation, and Circulation). All new plantings within the green space medians should be appropriate and compatible with the broader design principles of CCA 1.

The landscape grounds north of the Main Hospital will present a new edifice with the addition of the proposed new buildings M & N, east and west of the entrance wing. This will add two new formal courtyards to the inventory of landscape features. These new courtyards shall also employ the broader design principles of CCA 1. In light of the streetside connectivity of these spaces, the material palette should relate to both the streetscape palette of CCA 1 and the material palette of the Main Hospital.



Main Hospital North Facade

Summary

South Grounds: utilize strict measures in preservation and protection of character-defining landscape features during any and all restoration construction phases of the Main Hospital.

East and West Grounds: maintain continuity of CCA 1 streetscape palette within new drop-off areas; utilize broader design principles of CCA 1 to develop new planting designs— axial and symmetrical orientations and clear building viewsheds.

North Grounds: Develop northeast and northwest courtyards at new office pavilions in an appropriate design character that addresses the respectively traditional and contemporary expressions of the existing and new buildings.



Precedent image - Courtyard



Main Hospital East Wing Entrance

4. LANDSCAPE DESIGN GUIDELINES

4.5.1 CCA 1: Views and Spatial Relationships

The Great Lawn (V1)

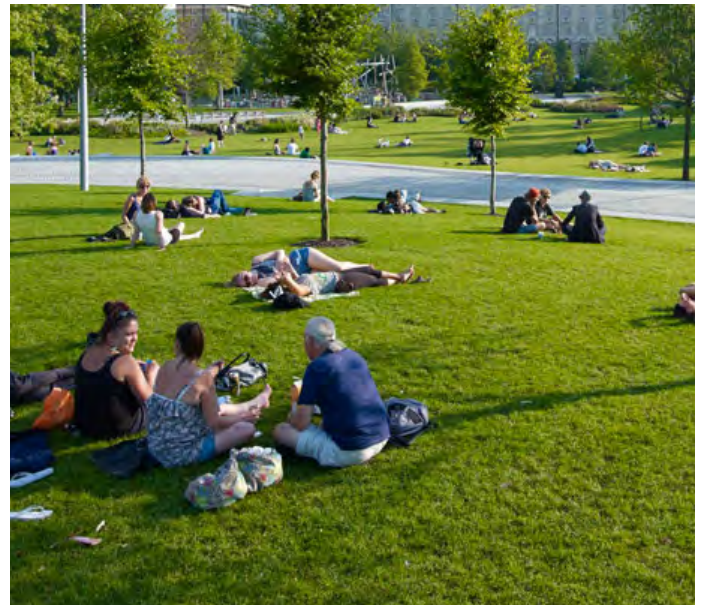
As a spatial counter point to the Main Hospital, the Great Lawn is the most culturally symbolic landscape destination within the development.

Recommendations

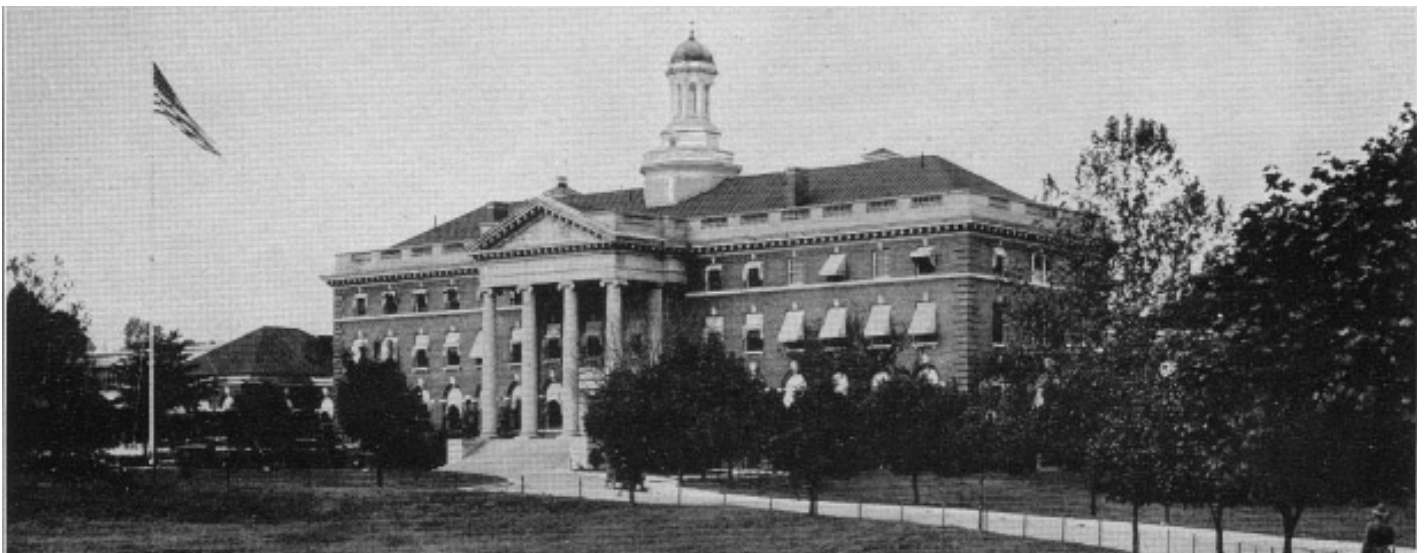
- Develop the proposed expanded roadway and sidewalk zone to minimize disruption to the historic grading and drainage patterns; utilize sections of planting strip along Main Drive to incorporate pedestrian destinations as part of strategy for implementing historic trail and preserving viewsheds.
- Expand the landscape program to include new user experiences that will be seamlessly integrated into the new hiker-biker lane along the south side of Main Drive in order to preserve and reinforce the prevailing quality of the campus character zone.
- Develop a strategy for linking the Great Lawn experience (via the Rose Garden) to the new Aspen Arts Park to the south.
- Landscape elements should be respectful of the traditional setting while also providing a fresh expression for this area.



The Great Lawn



Precedent image



Main Hospital Building and Grounds

Preservation and Design Principles

General

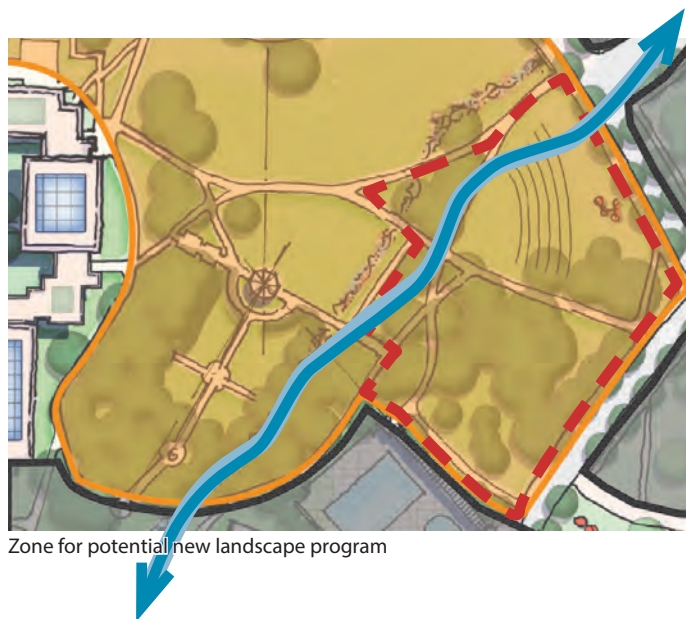
The most significant perceptible change to the Great Lawn will occur along the roadway where an expanded and reconfigured roadway section will include recreating a tree-lined Main Drive, along with the inclusion of a new hiker-biker lane that will be programmed as part of the Walter Reed Historic Trail.

Per the sustainability objectives of the master plan, another noteworthy modification to the Great Lawn space may transpire in the form of a stormwater management (SWM) vegetated swale that is intended to take the form of the former water course, known as Cameron's Creek, which once traversed the site (see section CCA 1: Topography and Drainage). Now to be known as Cameron's Run, the intention is to serve as an extension of the proposed SWM facilities along 12th St. to the north. All proposed design for this landscape feature will need to demonstrate a sensitivity to and a compatibility with the rolling, bucolic quality of this landscape. (See also section CCA 1: Vegetation).

Given the changing population and density of the development, new landscape additions are not only likely, they may in fact be necessary. Relative to objectives of connectivity, public space, and responsible stormwater management, a zone for potential new landscape program has been identified southeast of the primary Lawn open space and immediately east of the Rose Garden. This area is currently defined by complementary zones of open lawn and tree canopy. New landscape programming for this area should accommodate options for gathering, passive play, and other outdoor leisure opportunities. One objective for the designation of this area is to lessen the potential impact of increased user activities on the Great Lawn. This allocation is consistent with the parameters of the master plan and should be developed with the utmost sensitivity to the surrounding landscape spaces.

Summary

- Any / all new landscape installations shall be sensitive to and compatible with the character-defining qualities of the Great Lawn and surrounding areas. These qualities consist of bucolic / pastoral scenery, simplicity of detail, and minimal under-story plantings.
- In the interest of preserving the signature open spaces of the Great Lawn area, the introduction of new trees should be implemented with discretion and sensitivity to the prevailing campus character.
- Any / all new landscape program introductions in this area shall be limited to area demarcated below, with the exception of stormwater management practices, described subsequently in this section, which will be implemented to achieve the District's stormwater retention requirements for the site.



Zone for potential new landscape program

4. LANDSCAPE DESIGN GUIDELINES

Butternut Street East Entry (V2)

Located along Georgia Avenue the entrance at Butternut Street is marked by the architecturally distinguished twin buildings, known as the Officer's Quarters (Buildings 8 & 9), along the south side of Main Drive, and by the equally distinguished Marshall Building (Building 12) to the north. Directly south of this building, a Civil War memorial (E1), set along the edge of a generous green space fronting Georgia Avenue, lends an additional air of gravitas to the entry.

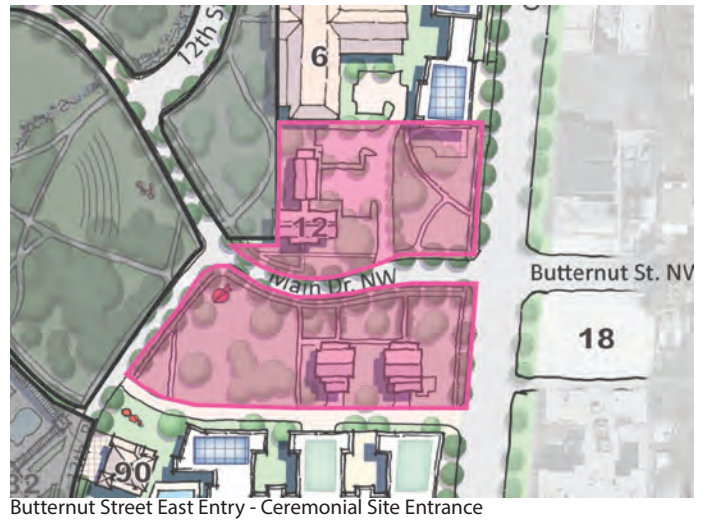
Together these buildings make for a very impressive entrance to the site. Relative to potential building programs, the Marshall Building may have a civic standing, as a library for example, and the open space along Georgia Avenue should make for an ideal public green space and signature space for the development.

Recommendations:

- Preserve and reinforce historic character with period-inspired landscape elements and plantings along Main Drive.
- Increase buffer plantings along service alley side of Officer's Quarters to mediate scale of new construction.
- Develop garden or park-like space(s) for symbolic landscape program east of the Marshall Building.
- Provide appropriately dramatic lighting solutions.



Precedent image



Butternut Street East Entry - Ceremonial Site Entrance



Buildings 8 and 9



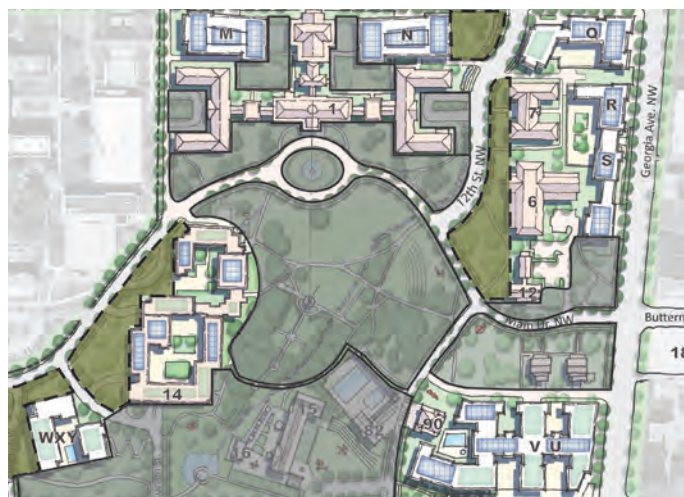
Marshall Building (Building 12)

Ancillary Green Spaces

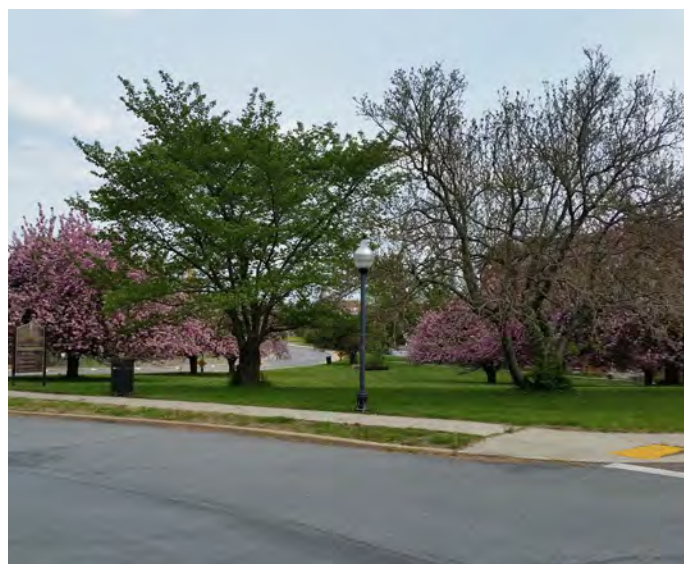
While all of these spaces are interstitial in character, they are each of sizable area with noteworthy stands of vegetation. More importantly they serve as the landscape connective tissue between iconic landscape spaces. Notwithstanding, changes to building user populations and building programs will likely present issues of 'ownership' with respect to their use and maintenance.

Recommendations:

- Develop planting programs that reinforce corresponding streetscape typologies; when appropriate utilize planted sidewalk edges to curtail unwanted desire paths and to reinforce relationships with adjacent buildings.
- Develop appropriate lighting solutions to provide effective 'background' experience that responds to security concerns without creating unsightly lighting 'flashes' within the landscape.



CCA 1 - Ancillary Green Spaces



4. LANDSCAPE DESIGN GUIDELINES

Aspen Arts Park (V7)

Aspen Arts Park will present an entirely new landscape program within the pastoral campus character of CCA 1. Envisioned as a landscape potentially activated by a public arts program, playful and artfully inspired furnishings, and flexible public programs such as farmer's or seasonal markets, this landscape will reinforce the *creative arts* mission of the surrounding building programs.

Along the north edge of this new program zone, there is a sunken garden and a rockery built by Brigadier General Glennan (T7, P7, C11, S3). These character-defining landscape features will need to be incorporated into the new landscape program for this area.

Overall, the proposed new program in this area provides an important opportunity to activate a significant area of the site that has been largely a 'back-of-house' service area in the past, and as such will constitute a meaningful new connection to the surrounding community.

Recommendations:

- Develop strategies for linking the Aspen Arts Park experience to the adjacent character defining features of the Great Lawn—namely Rose Garden to the north, the Brigadier General Glennan's rockery and the sunken garden (T7, P7, C11, S3).
- Utilize noteworthy scaled public amenities—such as a multi-purpose terrace or the community-proposed public swimming pool—to activate and revitalize Building #15.
- Develop landscape furnishings program that demonstrates artful execution in order to reinforce the creative arts mission of the park.
- Employ materials that are harmonious with the historic materials palette.



Aspen Arts Park

- Ⓐ Sunken / Glennan Gardens
- Ⓑ Bldg. #15
- Ⓒ Public Terrace
- Ⓓ Potential Public Pool Location
- Ⓔ Bldg. #82





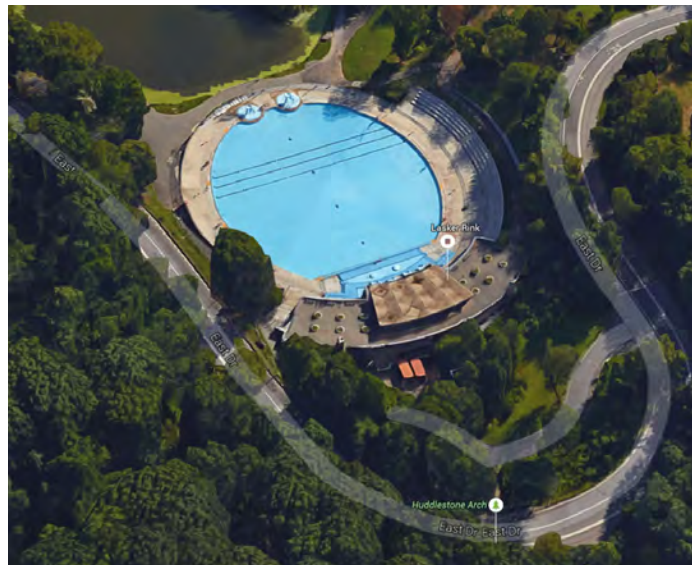
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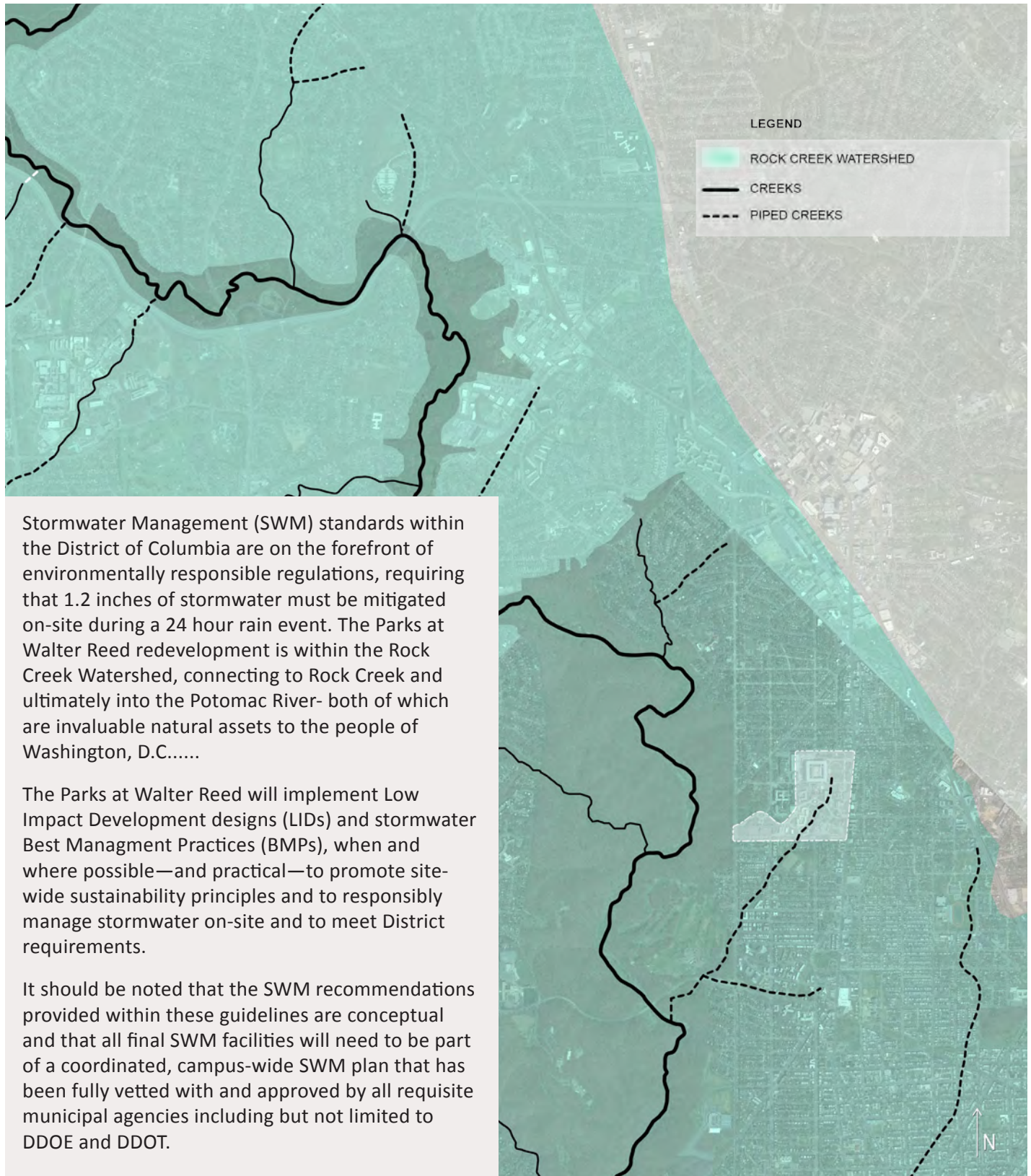
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4. LANDSCAPE DESIGN GUIDELINES

4.5.2 CCA 1: Topography and Drainage

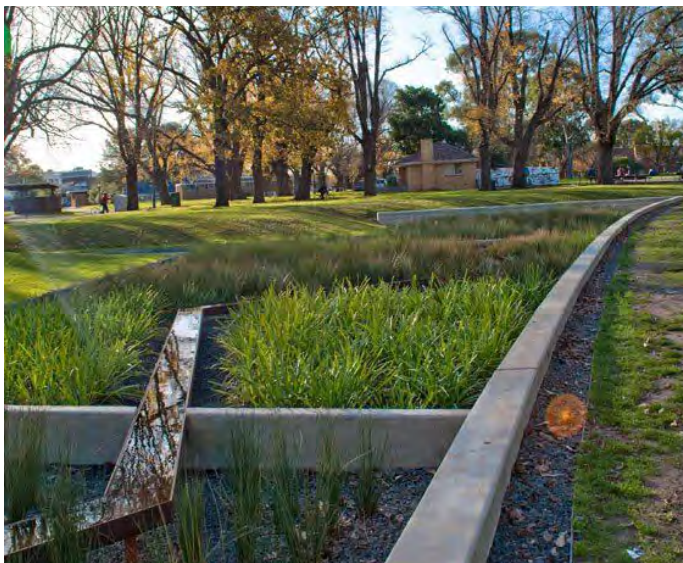


Stormwater Collection Practices

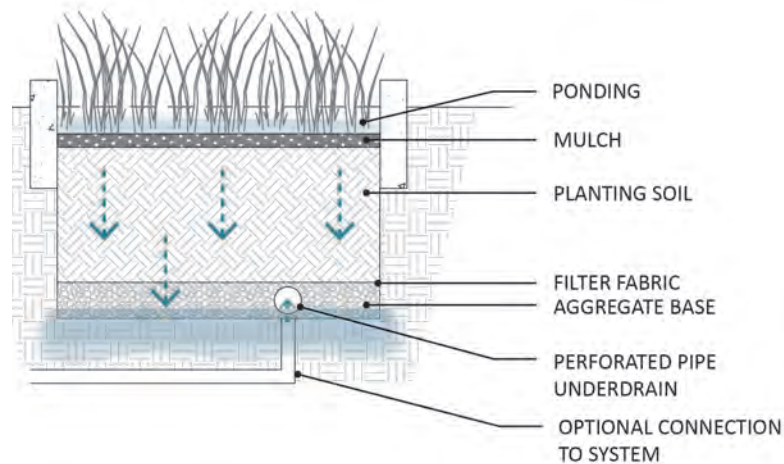
Vegetated stormwater collectors are facilities designed to collect stormwater at its flow rate and release said water at a reduced rate through either detention, retention, or infiltration. Typically, there are two types of vegetated collectors: flow-through and infiltration. Flow-through collectors are either detention or retention facilities connected to each other and to the district stormwater system. Infiltration collectors are facilities that release stormwater into the ground with the intention of recharging the aquifer. Bioretention Planter is another term for a vegetated stormwater collector, which may be designed as either a retention or infiltration facility based upon site conditions. These collectors are not without maintenance requirements and require a careful selection of appropriate vegetation in order to uphold a quality aesthetic. Refer to reputable resources for plant selection guidance, such as the Urban Horticulture Institute at Cornell University, Department of Horticulture and DDOT's Green Infrastructure Standards Bioretention Plant List, which is organized by level of maintenance.

Permeable Paving

As illustrated in the Parks at Walter Reed master plan studies, permeable paving is a viable BMP. Pending DDOT approval, permeable paving may be suitable for use as a sidewalk material within CCA 1. Additionally, permeable paving may be employed for hardscape paving within the Aspen Arts Park zone of CCA 1.



Precedent image: stormwater constructed wetland



See also, section CCA 1: Vegetation for further information regarding vegetated stormwater facilities.



Precedent image: stormwater curb extension



Precedent image: bioretention planter

4. LANDSCAPE DESIGN GUIDELINES

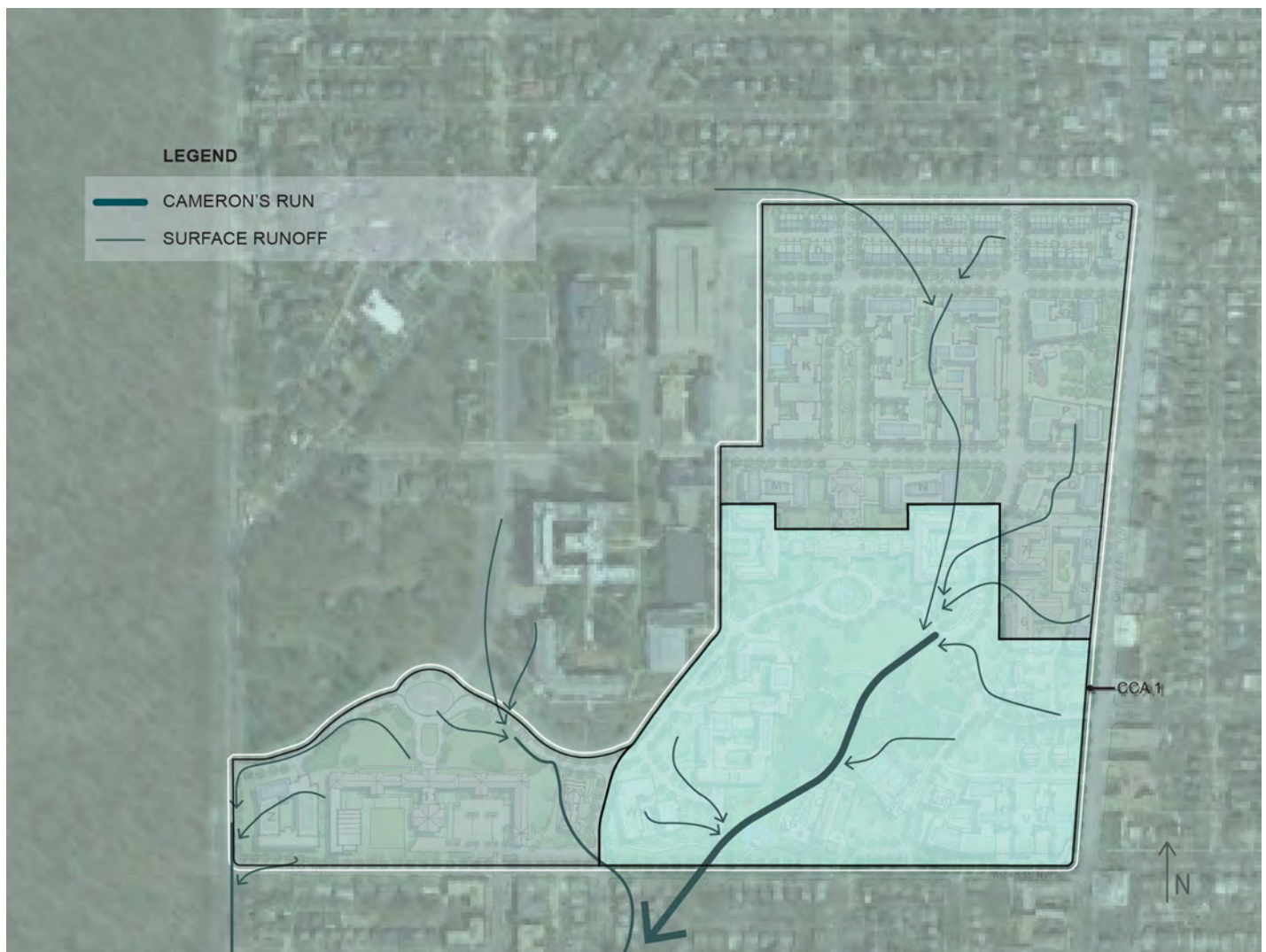
The Great Lawn (T1)

In CCA 1, one potential stormwater facility may take the form of the recreated 'Cameron's Run' - a wet/dry vegetated swale that will follow the path of a water course that once traversed this area of the site. Ideally, this landscape feature should interface with the Brigadier General Glennan's sunken garden and rockery, culminating in a rain garden/constructed wetland landscape feature that will offer a unique focal point for this area of the site.

Per section CCA 1: Views and Spatial Relationships, this feature should be primarily developed within the demarcated area for new landscape program, while extending to the southern garden spaces.

12th Street (South)

Stormwater management along 12th Street may take the form of BMP vegetated collectors (bioretention planters).



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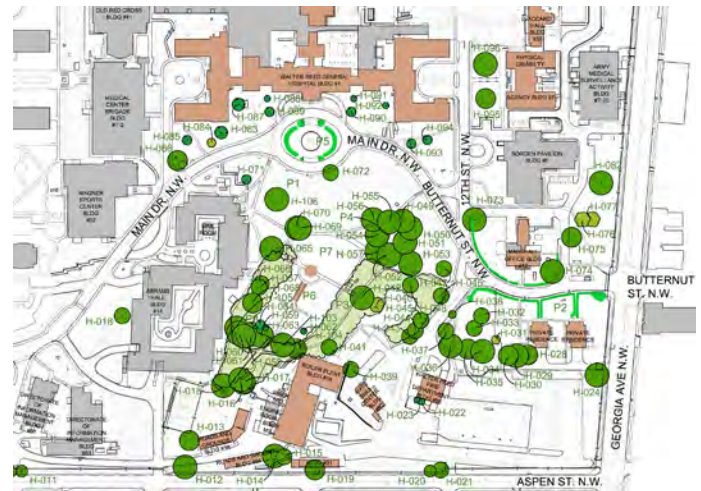
4. LANDSCAPE DESIGN GUIDELINES

4.5.3 CCA 1: Vegetation

Trees

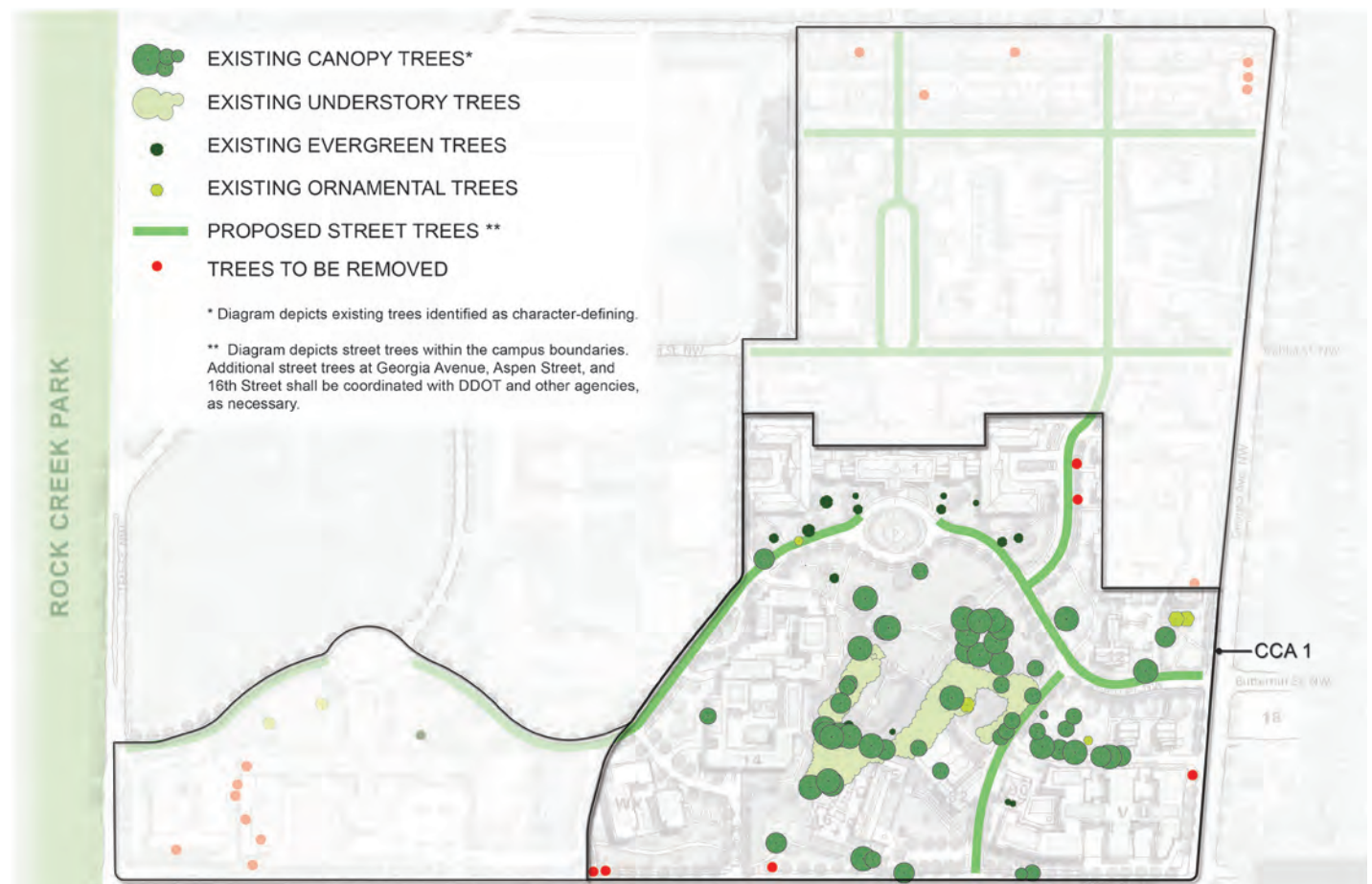
The existing inventory of trees in CCA I is impressive and should be preserved in its current state when and where possible. Introduction of new trees should be implemented with discretion in a manner that is appropriate and compatible with the prevailing campus character.

Provisions should be made for protecting existing trees during the construction of new projects. Where the preservation of character-defining trees conflicts with new development outlined in the master plan, appropriate efforts should be made to replace those trees in quantity elsewhere with quality stock of a caliper larger than is typically utilized for new tree plantings— between 4" and 6".



Heritage Landscapes Campus Character-defining Features Plan 2

The design of street tree pits should reflect DDOT standards within the public ROW and current best practices of urban forestry including, but not limited to, attaining adequate soil volume through structural soils or structural cells if possible.



Existing Character-Defining Trees and New Street Tree Implementation

Maintenance and Replacement

Historically relevant plantings, particularly campus trees, should be replaced in kind when necessary except for those species known for their susceptibility to pests and blight. If a species is susceptible to disease and not suitable for replanting, consider a less vulnerable alternate cultivar or an alternate species similar in character to the historic planting.



Understory Planting Design Principles

Across CCA 1, understory planting will occur in combinations of hedgerows along site walks and/or at site edge conditions with complementary, medium-height shrubs located along the interior side of hedges per the prevailing patterns of understory planting.



Vegetated Stormwater Collectors

Vegetated stormwater collectors in CCA 1 may be restricted to the corridor along 12th Street- pending a final campus-wide stormwater management plan. The selection of plant material for vegetated stormwater collectors (bioretention planters, vegetated swales, curb extension planters, etc.) should be tolerant of both periods of drought and water inundation. Plant selection should include vegetation appropriate for average to dry moisture content to be located along the edges/high points of the vegetated stormwater collector, while plant selection appropriate for increased moisture levels should be selected for the low points associated with water collection.



Precedent image

4. LANDSCAPE DESIGN GUIDELINES

Garden Design Principles

Rose Garden (P6)

As the primary focal point of the Great Lawn, the Rose Garden is a symbolic landscape destination at Walter Reed. It also serves as a link along the campus garden axis, connecting the new Aspen Arts park to the Great Lawn.

As its current state is no longer consistent with the historic detail and expansive form that it once was, the Rose Garden should be rejuvenated in an appropriate manner. In keeping with the historic campus character, the Rose Garden should continue to maintain its garden room-like hedgerow, which frames the garden space. A rose collection should be the principle garden component.

Recommendations:

- Establish a cohesive rose collection to be reminiscent of the previously existing Rose Garden.
- Incorporate a period inspired planting palette compatible with the rose collection to elevate interest throughout the rose garden.



Precedent image



Rose Garden (P6)



Rose Garden

Glennan Garden / Sunken Garden & Basin (P7)

The Sunken Garden is defined by evergreen screen plantings; this framework should be maintained such that the clean simplicity of the Sunken Garden is retained over time.

Recommendations:

- Support the ring-like spatial character of the sunken garden through a defined planting palette- acting as the transitional connection from the formal Rose Garden to the naturalistic rockery.

Rockery

The woodland character of the rockery area, as created by Brigadier General Glennan, should maintain its naturalistic character. This space is a meaningful link connecting the new Aspen Arts Park to the Glennan Garden and the Great Lawn.

Recommendations:

- Reinforce the woodland character and existing sense of enclosure through a careful selection of plant material.



Glennan Garden / Sunken Garden & Basin (P7)



Rockery

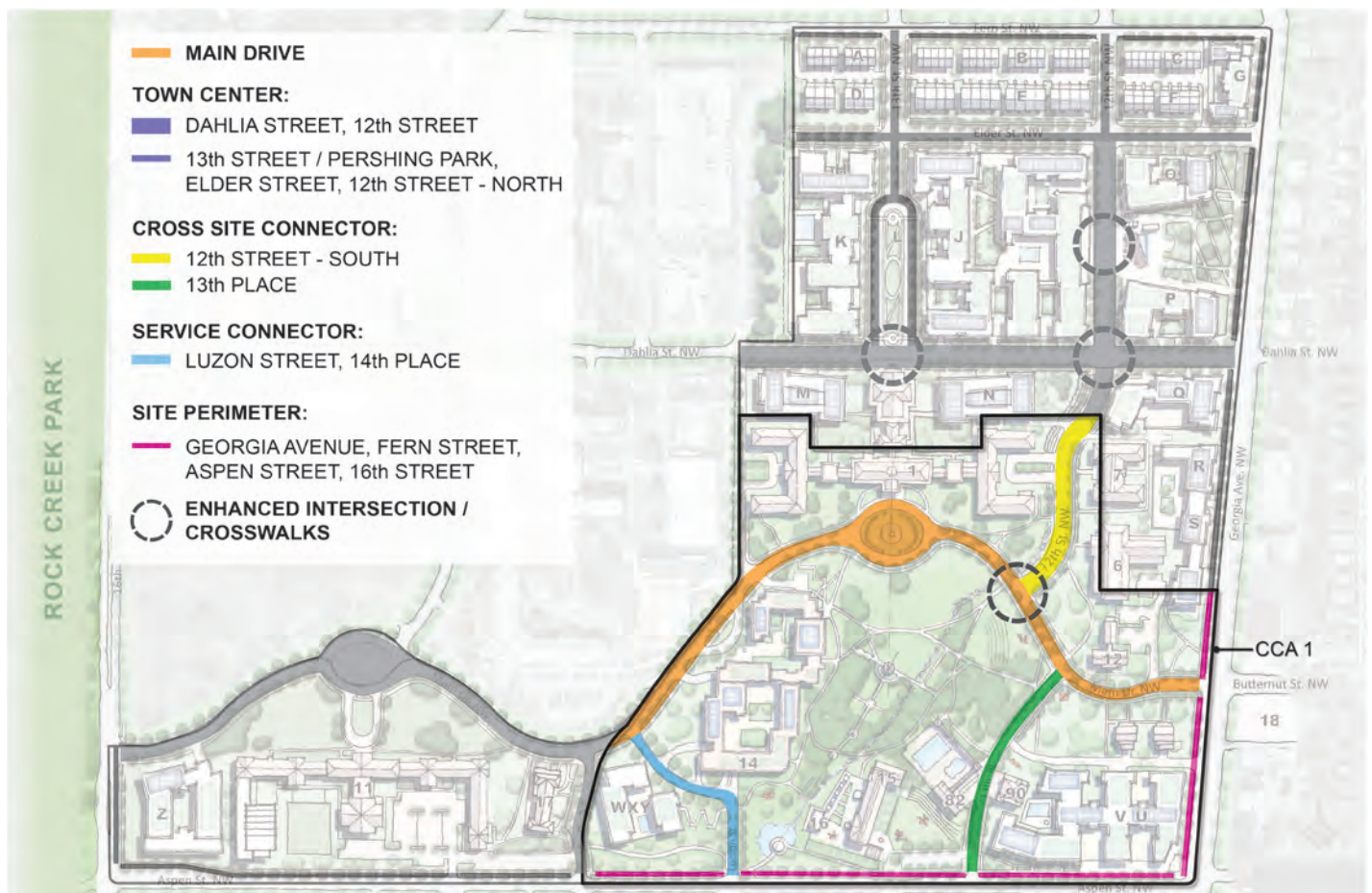
4. LANDSCAPE DESIGN GUIDELINES

4.5.4 CCA 1: Circulation

The creation of coherent and aesthetically appropriate streetscape design guidelines is critical to the success of any major campus redevelopment project. Such guidelines provide not only the means for preserving and integrating historically character-defining user experiences, but also serve to unify and reinforce campus-wide strategies for placemaking and way-finding.

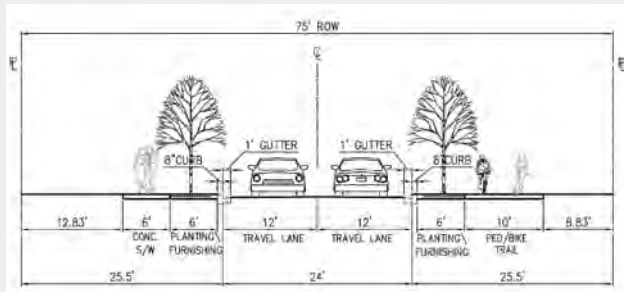
For The Parks at Walter Reed, streetscape design strategies will be further coordinated to expand user programs such as bike lanes and bike-share stations, enhanced intersections, a variety of pedestrian furnishing options, as well as potential integrated stormwater management facilities, such as vegetated swales and bioretention planters.

Any / all streetscape design for future public roads shall be coordinated with the District Department of Transportation (DDOT) and all other requisite agencies.



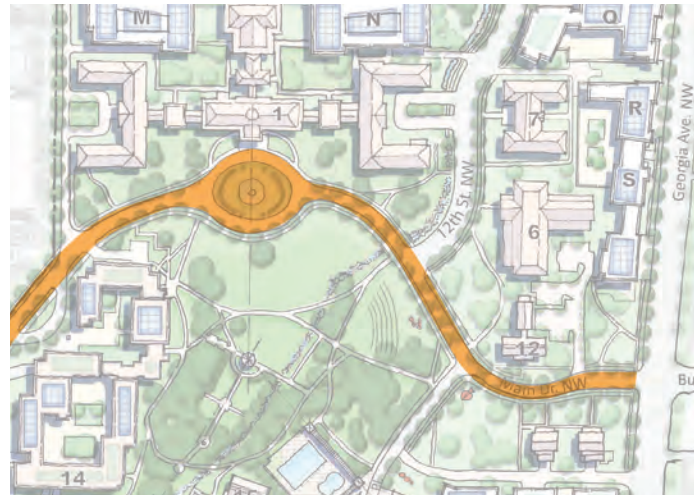
Main Drive (C4)

The primary, ceremonial street within the campus, Main Drive connects Georgia Avenue to 16th Street and Rock Creek Park. As a meandering thoroughfare, Main Drive provides residents and visitors with an elegant procession that features viewsheds onto many of the campus' most prominent character-defining features, including the Officer's Quarters and Marshall Building, the Great Lawn, Main Hospital, and Delano Hall. Additionally, two other Main Drive character-defining features include elliptical round-a-bouts corresponding to the main entry areas of Main Hospital and Delano Hall. Enhancements to Main Drive will include a new hiker-biker trail and potentially parallel parking.

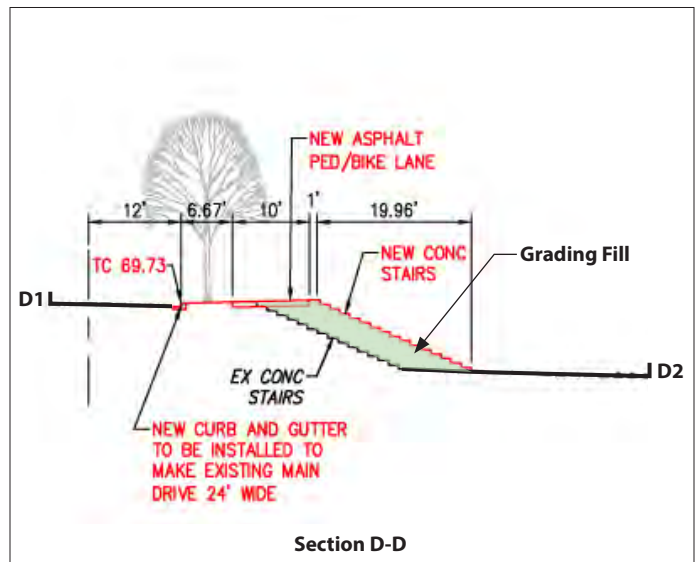


Typical Cross Section - Main Drive

* The plan and sections illustrated are indicative of a preliminary engineering study; further investigation and detailed grading studies are necessary.

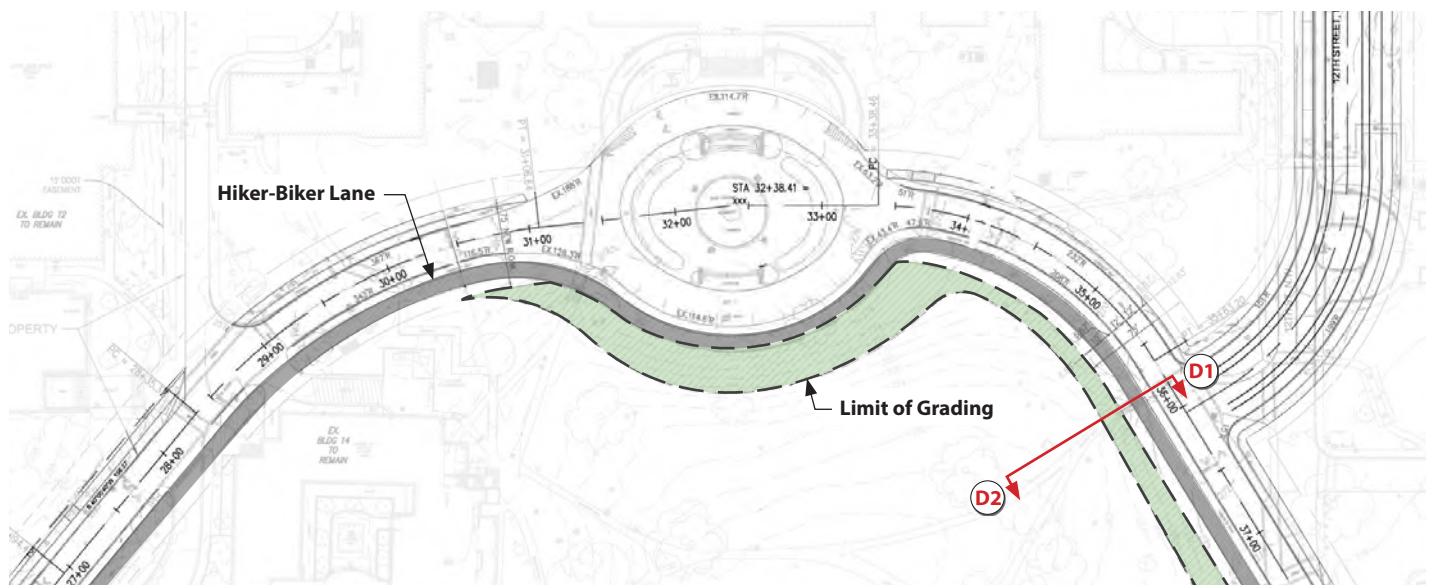


CCA 1: Circulation - Main Drive



Section D-D

Section - Main Drive: Proposed Grading study by Bowman Consulting



Plan View - Main Drive: Proposed Grading study by Bowman Consulting

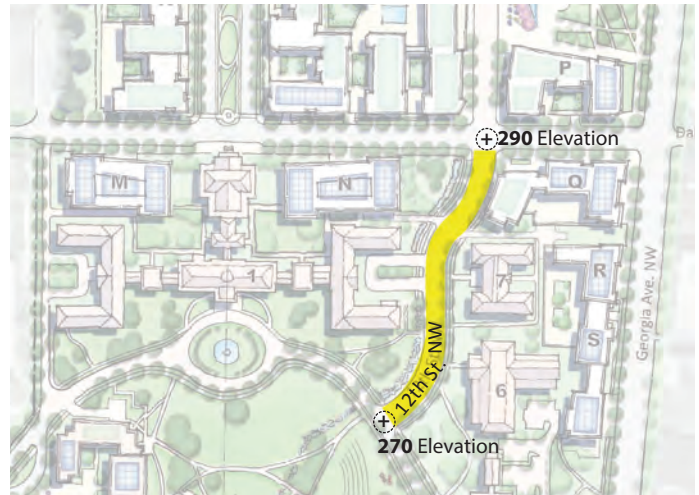
4. LANDSCAPE DESIGN GUIDELINES

12th Street (South) (C5)

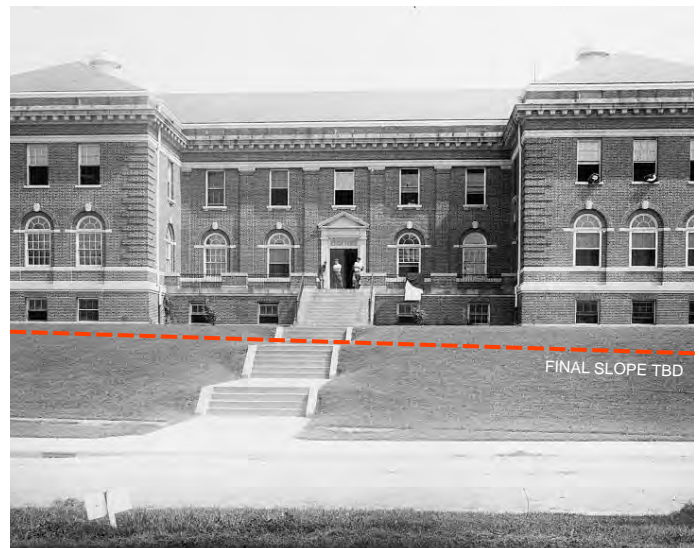
Located between Main Drive and Dahlia Street, 12th Street (South) will serve an important function in connecting the historic heart of the campus with the new Town Center development.

As part of the campus redevelopment, 12th Street will require noteworthy reconfiguration. Currently this street is a dead end condition terminating at wall-like hillside. The new configuration will maintain a winding procession intended to both mediate the challenging elevation change while reinforcing dramatic north and south facing viewsheds framed by the Main Hospital and Building 7. These viewsheds will include views into the new Town Center Village Green to the north and the Great Lawn to the South.

The material expression of the streetscape should continue the CCA I aesthetic. However, the potential integration of vegetated stormwater collectors along the sidewalk edge should demonstrate an expressive transition from the regular orthogonal organization of the new development to the north and the more informal organization of the east campus to the south.



CCA 1: Circulation - 12th St. South & 13th Pl.



Reconfiguration of 12th St. will require modification of stairs (T6)



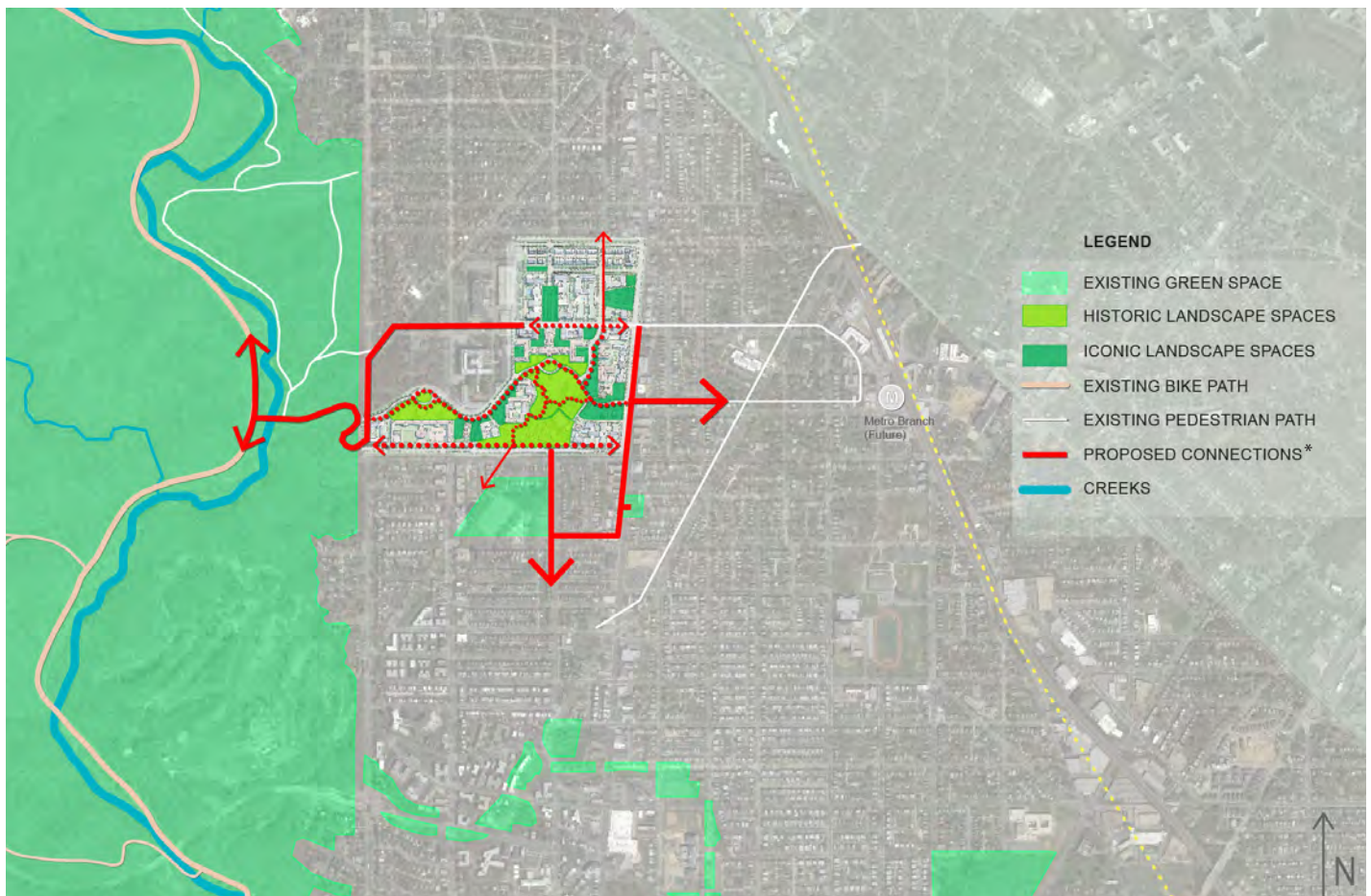
Existing view from 12th Street north toward Dahlia

Trail Network

There is a great deal of history surrounding the Walter Reed Campus. The geographic location of Walter Reed offers residents and visitors a wealth of cultural and natural experiences to pursue, both within the historic campus landscape and with connections to the surrounding neighborhoods and greenspaces.

The addition of a dedicated hiker/biker trail along Main Drive provides the opportunity to incorporate interpretive signage, revealing the site's history. Organizations, such as Cultural Tourism DC, serve to create such heritage learning experiences. Additional pedestrian routes across the campus should be incorporated into the trail network when and where possible and should span all three campus character areas.

Pedestrian destinations should be included along trails as a design strategy to offer a variety of experiences, moments of cultural interpretation, and spaces for rest. Likewise, both individual and group furnishings should be integrated as a part of the varied experiences strategy.



* Possible connections proposed by others

4. LANDSCAPE DESIGN GUIDELINES

Existing Hardscape

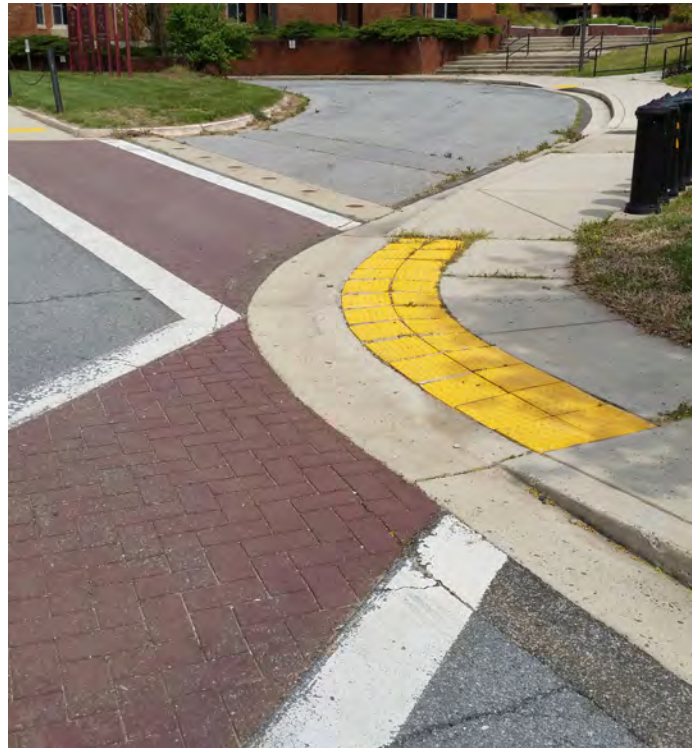
Existing hardscape materials include concrete curbs and sidewalks. Streets are asphalt, with crosswalks paved with bricks laid in a herringbone pattern. Curb ramps are concrete, with prefabricated detectable warning panels at crosswalks. The new streetscape shall build on the simplicity of the existing material palette, including concrete sidewalks, curbs, and asphalt drives

Guidelines for New Hardscape

Material palettes for renovation or new construction should remain simple, with the continued use of concrete. New crosswalks and curb ramps in CCA 1 and CCA 2 shall be consistent across both campus character areas. Crosswalks will draw from existing brick herringbone standard, enhanced with concrete edge banding. Brick and concrete finishes shall be compatible with the material palette recommendations in the Urban Design and Architecture Guidelines for New Development. Curb ramps shall conform to DDOT concrete sidewalk specifications. At enhanced intersections, additional brick herringbone fields will extend to center drive aisle and curb ramps, creating a unified appearance. All new streetscape installations shall be coordinated, reviewed, and approved by DDOT and other agencies, as necessary.



Existing concrete curb, curb ramp, and sidewalk



Existing crosswalk and curb ramp



Existing asphalt road and concrete sidewalk and curb



Existing crosswalk

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4. LANDSCAPE DESIGN GUIDELINES

4.5.5 CCA 1: Water Features

Hoff Memorial Fountain (W1)

The Hoff Memorial fountain is an elegant and wonderfully preserved landscape feature serving to link the Main Hospital to Main Drive and the Great Lawn beyond. As one of the most important character defining features of the campus landscape program, its preservation and restoration should be handled with the utmost care.

Recommendations:

- All hardscape elements should be restored to their original finish, utilizing sufficient measures for preserving the installation while ensuring functionality of the water feature.
- Modernize fountain operating equipment.
- New lighting should be compatible but appropriately dramatic to reinforce the importance of this feature and space.
- Develop subtle measures to encourage pedestrian use. Ex.: furnishings, simple perimeter path (ADA compliant).

See also sections CCA 1: Views and Spatial Relationships and CCA 1: Vegetation.

Glennan Garden Basin (W2)



The Glennan Garden has been identified as a 'sunken garden' due to its elevation below the Rose Garden. It is a simple space containing a straightforward basin water feature.

Recommendations:

- Fully restore fountain finishes and modernize operating equipment.
- Develop a new furnishings strategy to encourage pedestrian use and facilitate connectivity between the Rose Garden and rockery (V9, T7, P7, S3, E4). Any/all new furnishings are to be compatible and appropriate within the CCA 1 character defining context.
- New lighting should be compatible, yet appropriately dramatic to encourage use, interest, and connectivity.



Hoff Memorial Fountain

4.5.6 CCA 1: Landscape Structures

The Great Lawn and Rose Garden

The inventory of landscape structures in and around the Great Lawn and Rose Garden includes two painted, wooden structures at the center of the space: a simple octagonal bandstand pavilion (S1) and a moderately ornate trellis/arbor (S2) supported by 12 flanking Tuscan columns.

Recommendations:

- Preserve and refinish all painted surfaces.
- Evaluate structural integrity of structures and reinforce as required, utilizing appropriate and compatible measures.
- Develop lighting strategies that are compatible and appropriately dramatic to encourage use, interest, safety, and connectivity.



Bandstand (S1)



Rose Garden Trellis (S2)



4. LANDSCAPE DESIGN GUIDELINES

4.5.7 CCA 1: Small-Scale Elements, Furnishing, and Objects

Character-defining Features

A total of 5 small-scale elements, furnishings, and objects have been identified as character-defining features, as defined in Chapter 1, Section 1.3.2 Preservation Guidance for Each Character Area. Ranging from commemorative artifacts to benches, the existing small-scale elements to be preserved in-situ when and where possible or should be integrated into other proposed landscape spaces in such a way that is appropriate and compatible.

The Great Lawn

- Officers Wives Club Sundial (E2)
- Garden Benches (E3)
- Drinking fountain to the west of the bandstand (E5)

Butternut Street East Entry

- Civil War Memorial Tulip Tree marker (E1)



Garden Benches



Civil War Memorial Tulip Tree marker (E1)



Drinking fountain to the west of the bandstand (E5)



Officers Wives Club Sundial (E2)

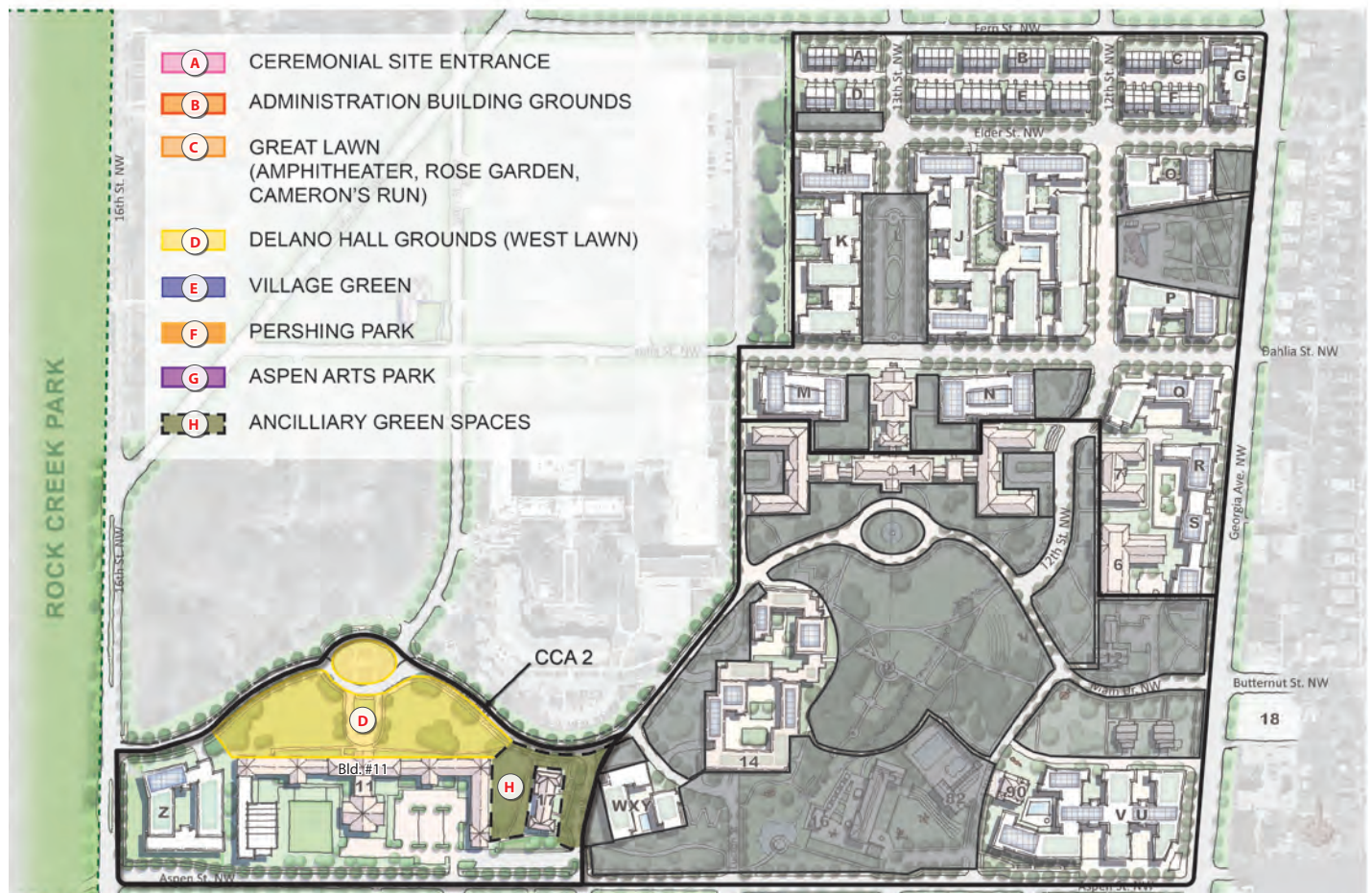
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4. LANDSCAPE DESIGN GUIDELINES

4.6 CAMPUS CHARACTER AREA 2: WEST LANDSCAPE



Delano Hall (Building 11) and grounds



CCA 2 Iconic Landscape Spaces

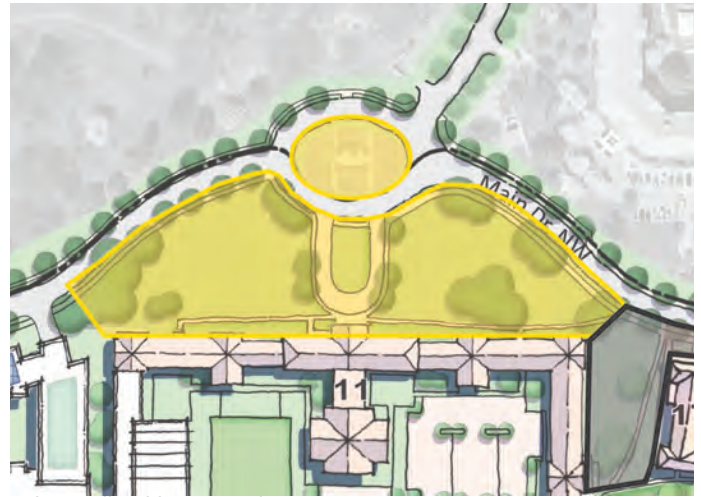
4.6.1 CCA 2: Views and Spatial Relationships

Delano Hall Building Grounds

In comparison to the compressed foreground landscape that fronts the Main Hospital, the Delano Hall Building Grounds are comprised of generous east and west green spaces with a trove of flowering ornamental trees. This area constitutes a major site threshold for users entering from the Rock Creek Park side of the development (16th Street).

Recommendations:

- Maintain the prevailing planting strategy of turf punctuated by shrubs and select hedge-rows.
- Preserve focal emphasis of the main entrance.
- Refurbish the Walter Reed Memorial garden to encourage passive pedestrian use.
- Refurbish the drive aisle island with formal, period inspired plantings in order to create more meaningful connection between Delano Hall and Walter Reed Memorial Garden.
- Provide appropriately dramatic lighting solutions.



Delano Hall Building Grounds



View of Delano Hall from Ellipse Garden

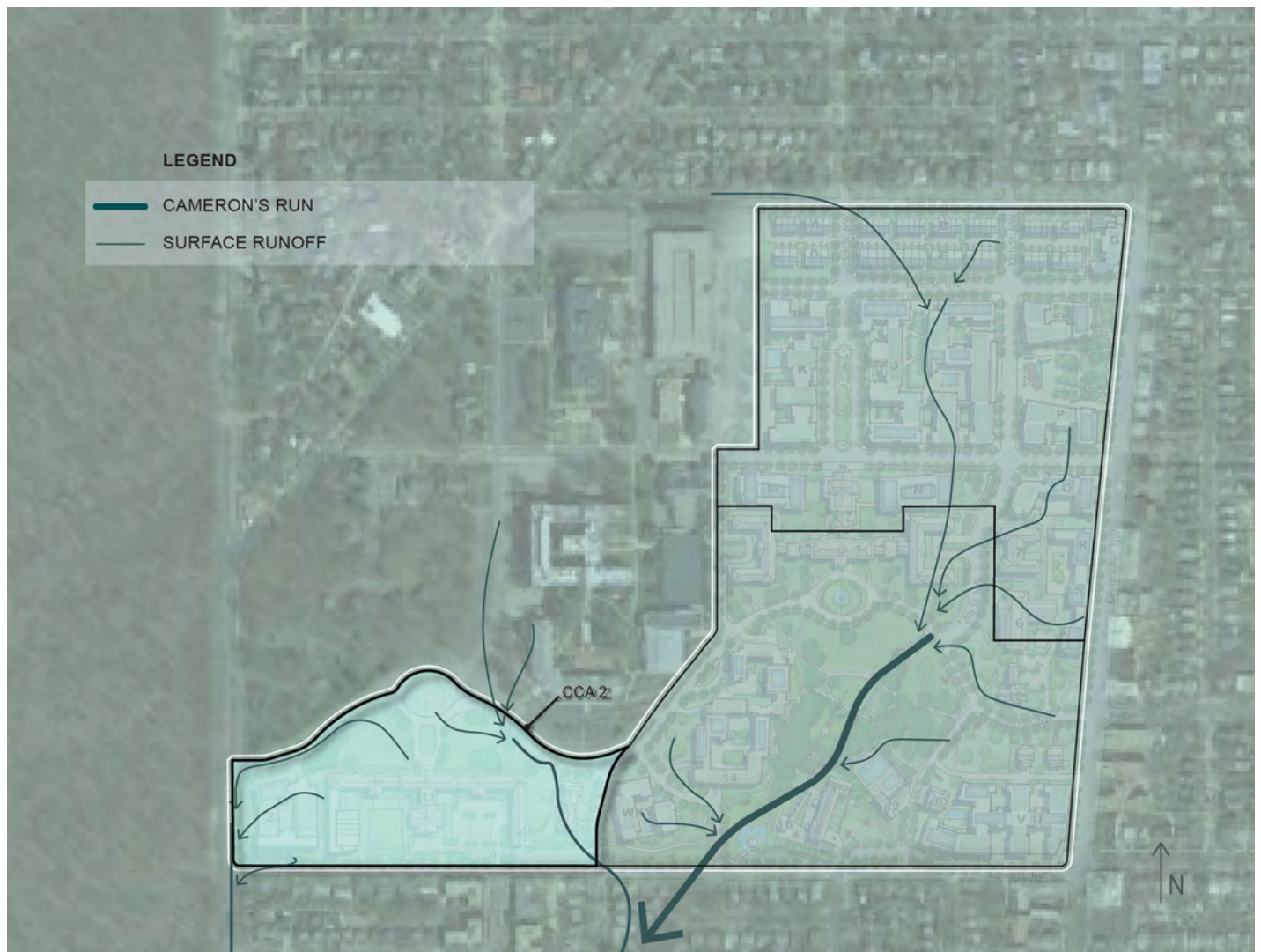
4. LANDSCAPE DESIGN GUIDELINES

4.6.2 CCA 2: Topography and Drainage

Delano Building Grounds

Vegetated swales may be employed with discretion in a manner that is sensitive to and compatible with the prevailing aesthetic of CCA 2.

See also, section CCA 2: Vegetation for further information regarding plant material for the Delano Building Grounds.



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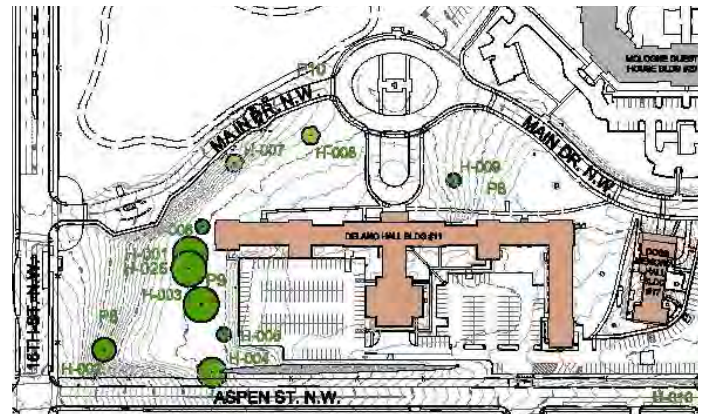
4. LANDSCAPE DESIGN GUIDELINES

4.6.3 CCA 2: Vegetation Trees

The existing inventory of trees in CCA 2 is impressive and should be preserved in its current state when possible. Introduction of new trees should be implemented with discretion in a manner that is compatible with the prevailing campus character.

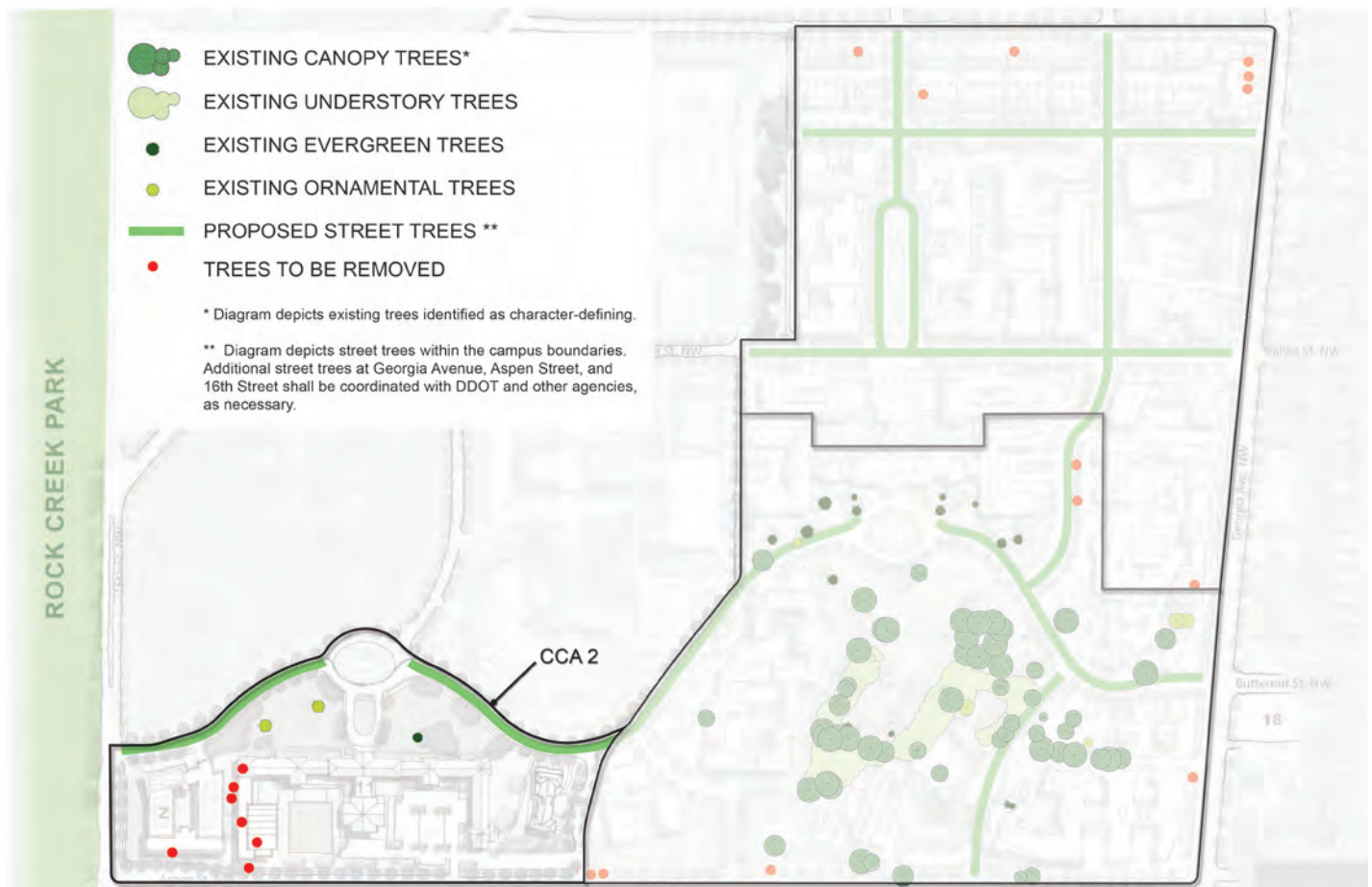
Provisions should be made for protecting existing trees during the construction of new projects. Where the preservation of character-defining trees conflicts with new development outlined in the master plan, appropriate efforts should be made to replace those trees in quantity elsewhere with quality stock of a caliper larger than is typically utilized for new tree plantings— between 4" and 6".

For Building Z, this principle applies to those



Heritage Landscapes Campus Character-Defining Features Plan 2

trees currently located along the southwest hillside fronting 16th Street and Aspen Street. This area contains at least six trees identified as character-defining within a zone of potential new development. It may be possible to plant street trees along 16th and Aspen streets of equal or greater number.



Existing Character-Defining Trees and New Street Tree Implementation

Maintenance and Replacement

Historically relevant plantings, particularly campus trees, should be replaced in kind when necessary except for those species known for their susceptibility to pests and blight. If a species is susceptible to disease and not suitable for replanting, consider a less vulnerable alternate cultivar or an alternate species similar in character to the historic planting.

Garden Design Principles

Two areas of CCA 2 are expected to require noteworthy preservation and restoration measures: the Walter Reed Memorial ellipse garden and the drop-off green space. Both of these spaces are islands associated with Main Drive. While turf is the primary planting material for both of these features, historic photographs from elsewhere on the site suggest that these types of features once included additional ornamental plantings to create a more garden-like atmosphere.

Currently, vegetation immediately surrounding the Walter Reed Memorial is overgrown. At a minimum this area should be thinned-out and replanted to encourage pedestrian use.



Walter Reed Memorial



Drop-off zone green space



Walter Reed Memorial Ellipse Garden

4. LANDSCAPE DESIGN GUIDELINES

4.6.4 CCA 2: Circulation

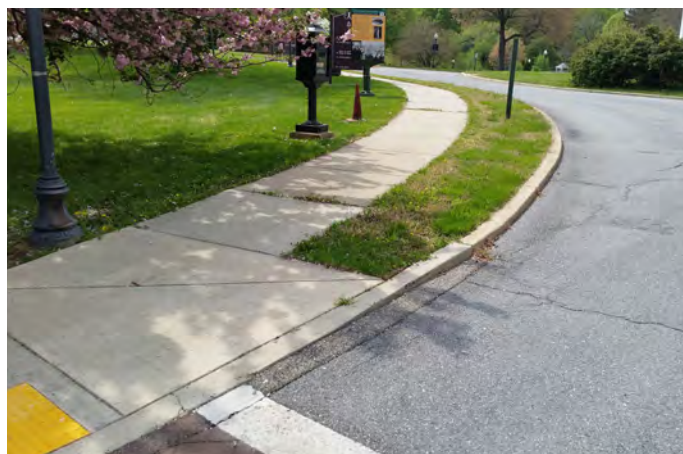
The creation of coherent and aesthetically appropriate streetscape design guidelines is critical to the success of any major campus redevelopment project. Such guidelines provide not only the means for preserving and integrating character-defining landscape features, but also serve to unify and reinforce campus-wide strategies for place-making and way-finding.

The criteria for Main Drive, established in the CCA 1 circulation section, will continue to apply in CCA 2. Of particular importance in CCA 2 are the preservation and restoration of the Walter Reed Memorial and the 16th Street entrance threshold.



Existing Hardscape

Existing hardscape materials include concrete curbs and sidewalks. Streets are asphalt, with crosswalks paved with bricks laid in a herringbone pattern. Curb ramps are concrete, with prefabricated detectable warning panels at crosswalks. The new streetscape shall build on the simplicity of the existing material palette, including concrete sidewalks, curbs, and asphalt drives



Existing concrete curb, curb ramp, and sidewalk

Guidelines for New Hardscape

Material palettes for renovation or new construction should remain simple, with the continued use of concrete. New crosswalks and curb ramps in CCA 1 and CCA 2 shall be consistent across both campus character areas. Crosswalks will draw from existing brick herringbone standard, enhanced with concrete edge banding. Brick and concrete finishes shall be compatible with the material palette recommendations in the Urban Design and Architecture Guidelines for New Development. Curb ramps shall conform to DDOT concrete sidewalk specifications. At enhanced intersections, additional brick herringbone fields will extend to center drive aisle and curb ramps, creating a unified appearance. All new streetscape installations shall be coordinated, reviewed, and approved by DDOT and other agencies, as necessary.



Existing crosswalk and curb ramp



Existing asphalt road and concrete sidewalk and curb



Existing crosswalk

4. LANDSCAPE DESIGN GUIDELINES

4.6.5 CCA 2: Landscape Structures

Walter Reed Memorial

The Walter Reed Memorial is a stately marble monolith that welcomes visitors almost immediately after entering the campus from 16th Street.

The preservation and restoration of the memorial and its surrounding green spaces should be treated as a priority and carried out with appropriate attention and care. The Walter Reed Memorial ellipse is on the Department of State property, so preservation and restoration will be coordinated.



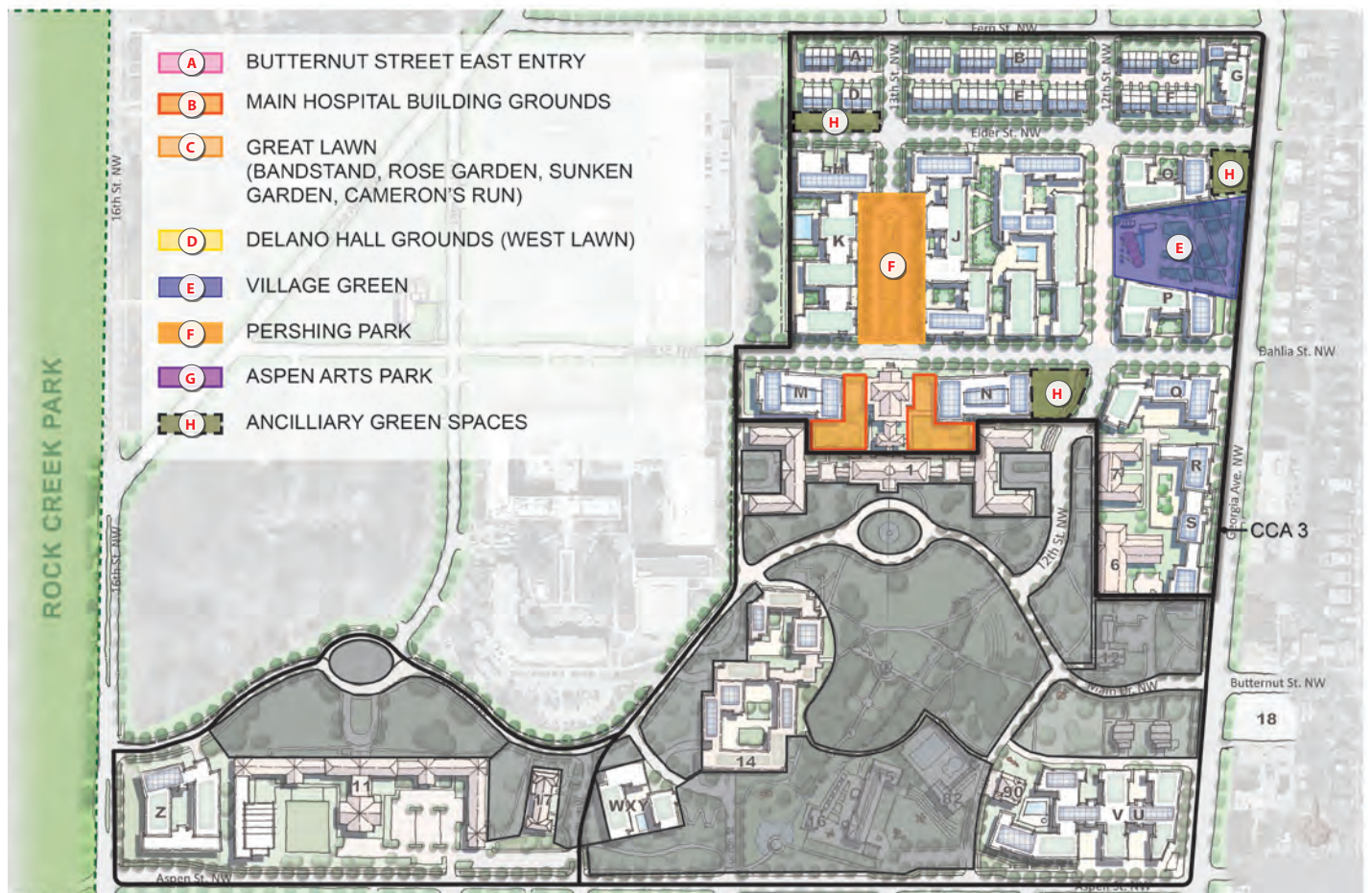
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4. LANDSCAPE DESIGN GUIDELINES

4.7 CAMPUS CHARACTER AREA 3: NORTH CAMPUS



The Parks at Walter Reed Master Plan rendering



CCA 3 Iconic Landscape Spaces

Design Principles for New Construction

All new development within CCA 3 will have associated landscape programs and features. Principal programs include: the Town Center Village Green, Pershing Park, a variety of courtyard green spaces, and a range of newly implemented streetscapes.

Recommendations:

- Any / all new landscape development in CCA 3 must be of a compatible and appropriate character to the Walter Reed Campus, per the master plan and preceding preservation plan and design guidelines. Development should be equally demonstrative of the vision and objectives of the master plan calling for a revitalized and regenerative public realm by accommodating restaurant seating and event programming.
- Any / all new landscape development in CCA 3 should utilize best practices of multi-modal streetscape design in order to fulfill the objectives of the master plan to create a vibrant and active new sense of place.
- Any / all new landscape development in CCA 3 should utilize best practices for low-impact development, stormwater management, and urban forestry when and where possible in order to fulfill the sustainability objectives of the master plan.



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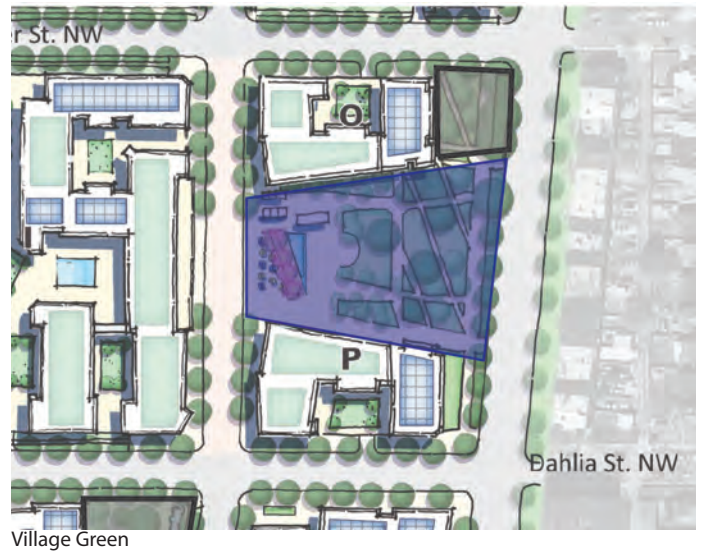
4. LANDSCAPE DESIGN GUIDELINES

4.7.1 CCA 3: Views and Spatial Relationships

Village Green

Within the campus Town Center, the Village Green will replace the sprawling forecourt that currently fronts the Heaton Pavilion (Building 2). The new Village Green will be an urban complement to the Great Lawn and as such will be a signature landscape destination within the development. Along Georgia Avenue, the new Village Green will also constitute a major pedestrian threshold that provides a corresponding gateway experience to the Butternut Street East Entry to the south.

- Develop a landscape program that accommodates flexible, seasonal events (e.g.: open-air events, ice skating, etc.), while providing an appropriate balance of hard and softscape, as well as open and shaded spaces.
- Develop strategies for addressing edge conditions along Georgia Avenue, including but not limited to reconfiguration of existing parking garage ramps, stair, and mechanical bulkheads in order to facilitate pedestrian circulation across the Village Green site.
- Develop strategies for stormwater management as meaningful landscape experiences, in order to promote campus-wide sustainability objectives.
- Provide sufficient retail kiosk program mindful not to over-program.



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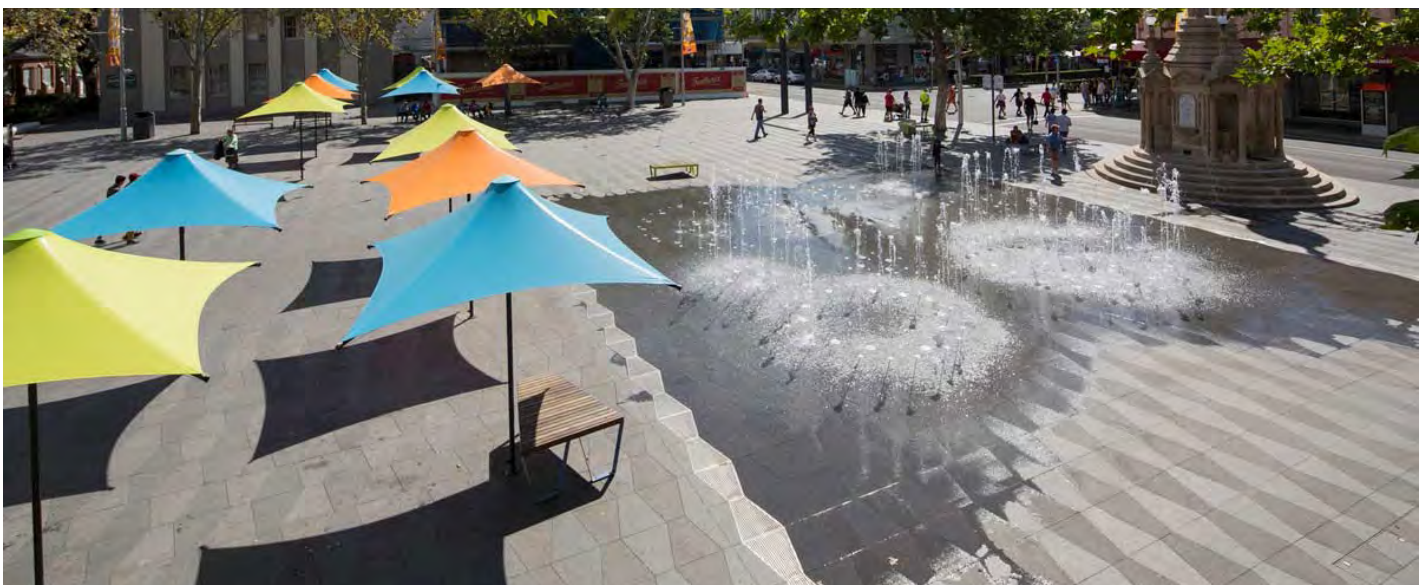
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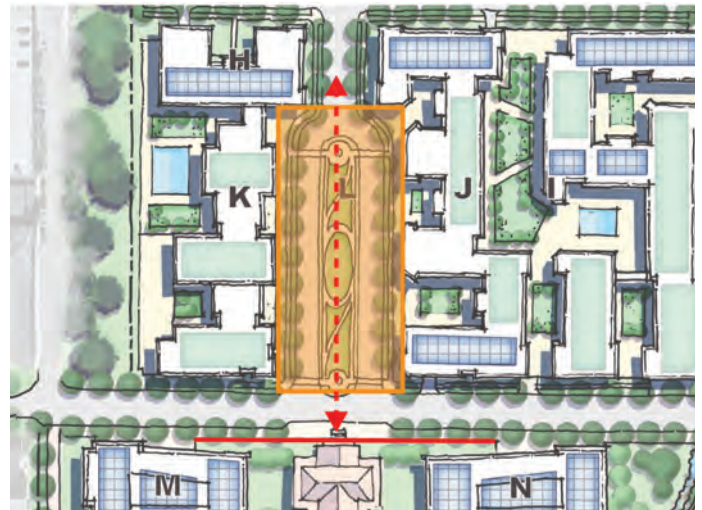
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4. LANDSCAPE DESIGN GUIDELINES

Pershing Park

Pershing Park is a proposed new urban square along 13th Street, intended as a ceremonial forecourt for the Main Hospital building. A historic courtyard once existed at this location prior to the construction of Building 2. Dramatic change in elevation along this length of 13th Street presents both a challenge and opportunity for developing an appropriate design solution.

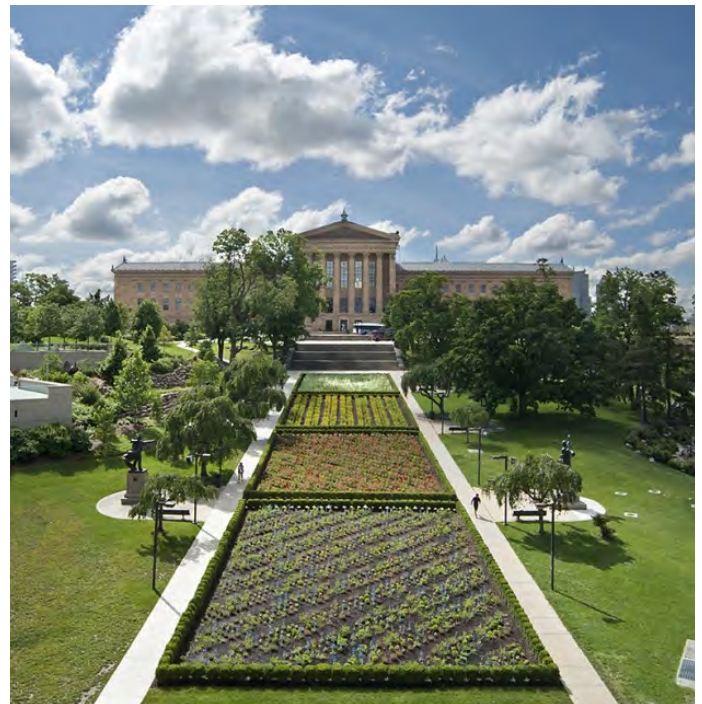
- Utilize appropriate and compatible urban precedents in developing strategies for resolving the grading and aesthetic direction, e.g.: Mount Vernon Place (Baltimore).
- Create and reinforce focal emphasis on the Main Hospital building.
- Develop pedestrian furnishing options as well as strategic planting layouts that encourage pedestrian use of this space.
- Employ a planting strategy that is period-inspired, appropriate and compatible with the existing campus planting palette, a reinforces a visual connection between the prominence of the Main Hospital building grounds and the new development within CCA 3.



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4. LANDSCAPE DESIGN GUIDELINES

4.7.2 CCA 3: Topography and Drainage

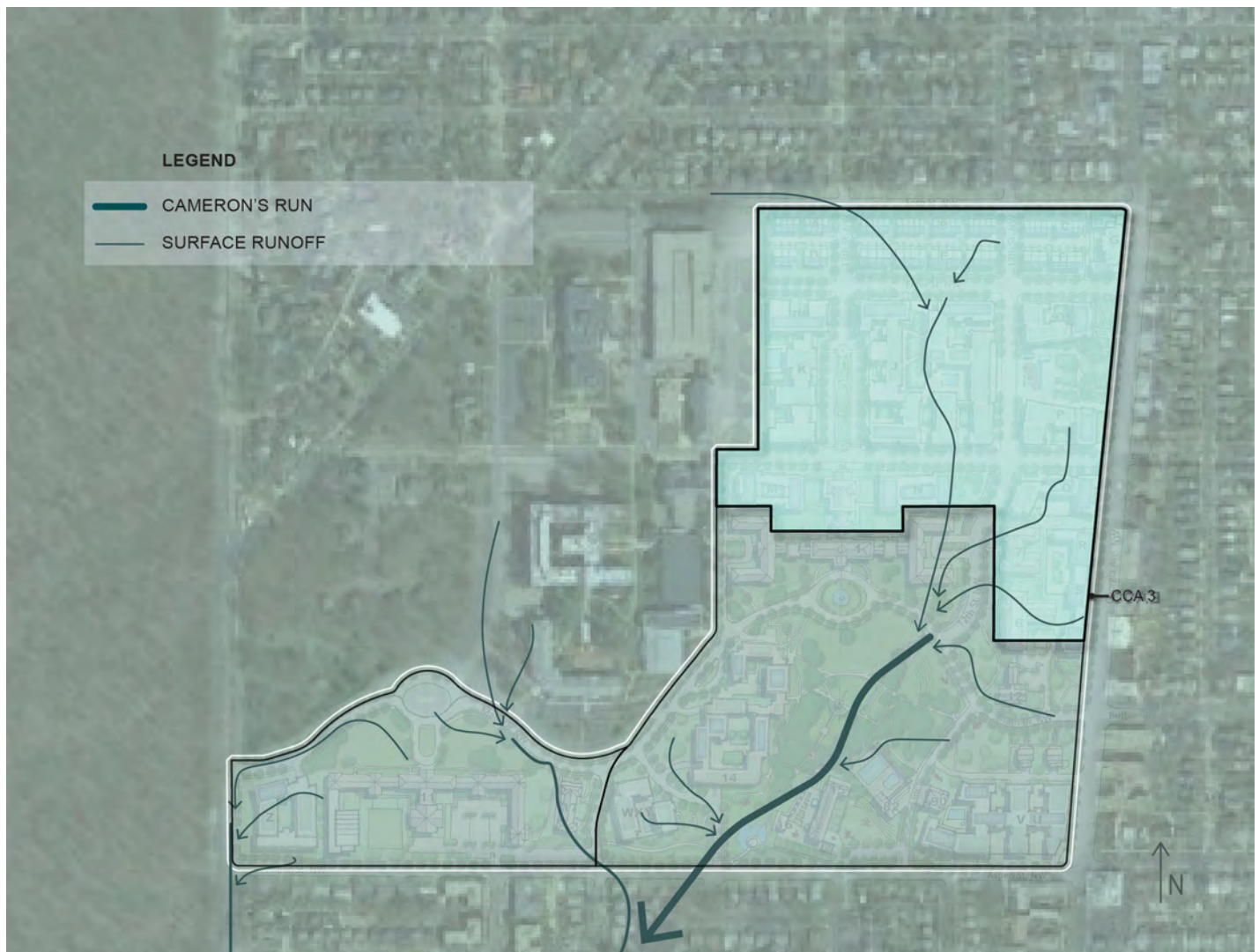
Town Center

Within the Town Center of CCA 3, the SWM/LID strategy may consist of an architecturally expressive rainwater collection network including but not limited to vegetated rainwater collectors, rain gardens, and bioretention facilities. The existing underground parking structure that is intended to remain, will present a major challenge to implementing such a network. The final design of any / all such facilities is subject to review and approval of requisite municipal agencies including but not limited to DDOE and DDOT.

12th Street (North of Dahlia)

The SWM/LID facilities employed along 12th Street, north of Dahlia may consist of vegetated collectors such as street trees, stormwater curb extension collectors, and bioretention planters.

- Streetside vegetated collectors should maintain a consistent rectilinear/orthogonal configuration.
- This typical orthogonal form should transition to incorporate softer edges along non-street sides in areas closer to CCA 1.

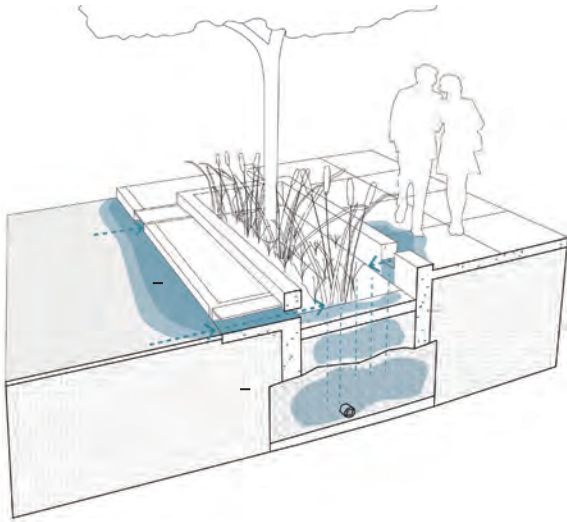




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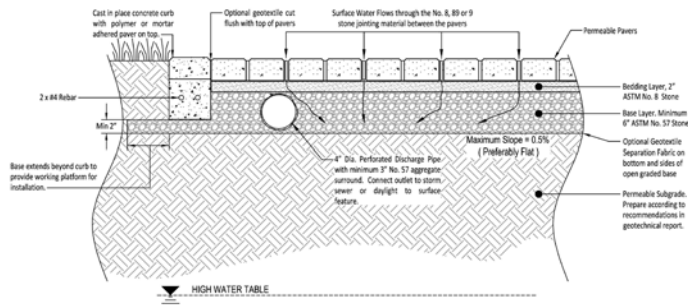


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4. LANDSCAPE DESIGN GUIDELINES

Permeable Paving

Permeable paving may be suitable for use as a sidewalk material within CCA 3. Additionally, permeable paving may be employed for hardscape spaces within the Village Green and Pershing Park.



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Permeable paving units



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4.7.3 CCA 3: Vegetation

From a preservation perspective there are two zones in CCA 3 that are intended to serve as a sort of landscape 'connective tissue'--linking the historic and more contemporary campus landscapes. They are the zone of Pershing Park (see p. 260) and the new residential enclave lining Fern St. For Fern St. the front yard design and materials should demonstrate an orthogonal arrangement that is consistent with the historic development patterns of this area and should utilized appropriate and compatible plantings.



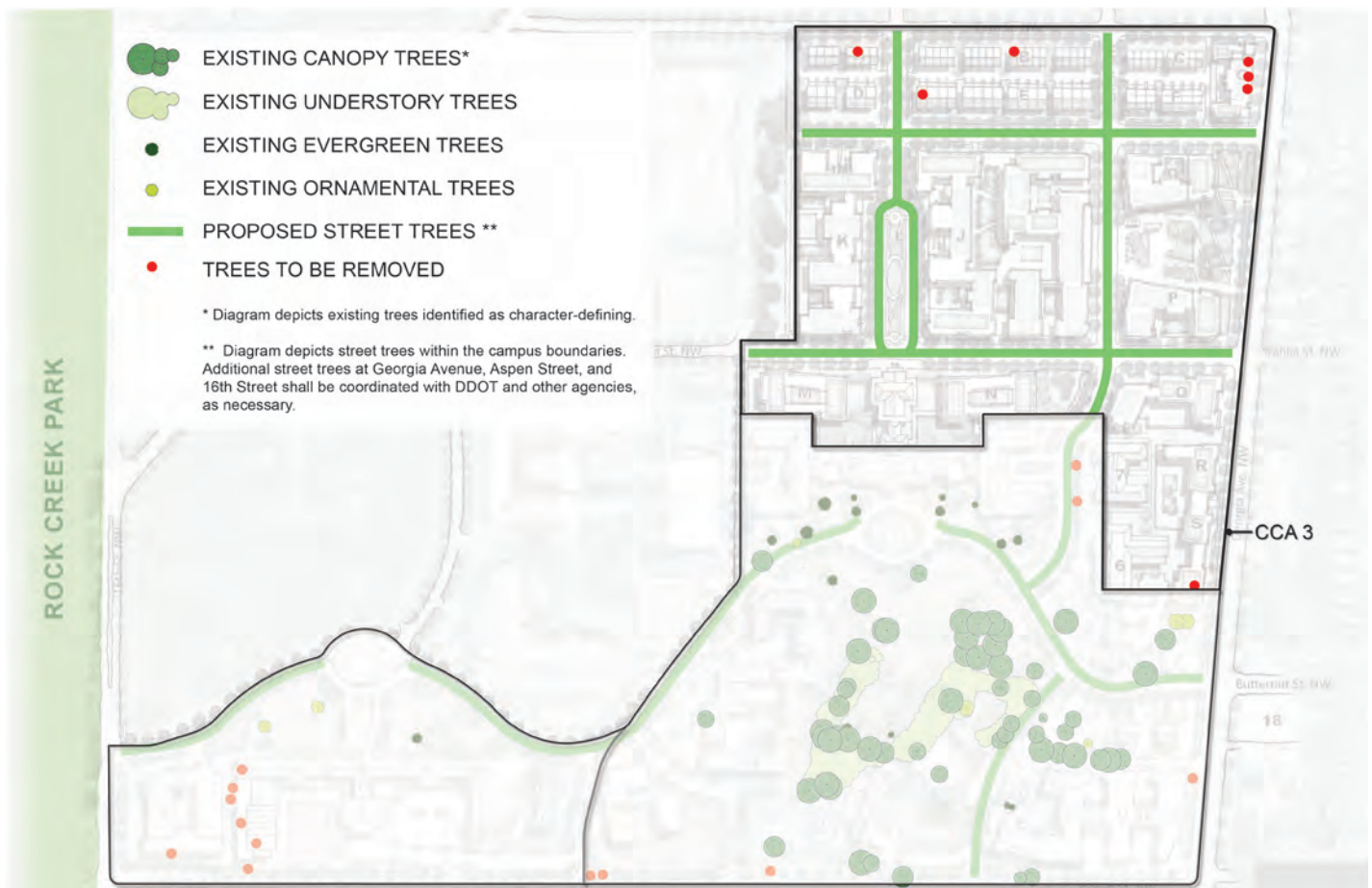
Shade trees contribute to the urban forest canopy, supporting the social, economic, and environmental facets of our communities. Within the Walter Reed campus, it will be necessary to employ a balanced strategy with respect to the historic viewsheds.

- Create an orderly, regularized, street tree rhythm within the Town Center.
- Reinforce the transition from CCA 3 to CCA 1 by employing a more irregular rhythm along 12th Street - South, the cross site connector between Dahlia and Main Drive.
- Utilize trees with seasonal interest within signature spaces (e.g.: Pershing Park, Village Green), to highlight campus views, experiences, and the overall sense of place.



Heritage Landscapes Campus Character-defining Features Plan 3

Within CCA 3, it is necessary to introduce new trees in order to provide the benefits that canopy vegetation offers, particularly due to the lack of existing trees within this character area.



Existing Character-Defining Trees and New Street Tree Implementation

4. LANDSCAPE DESIGN GUIDELINES

4.7.4 CCA 3: Circulation

Per the master plan, Town Center streets should be multi-modal, providing balanced access to pedestrians, cyclists, and motorists alike.

As many communities are embracing increased-density developments, there has been a return to and increased attention on the quality of life associated with a vibrant and dynamic public realm.

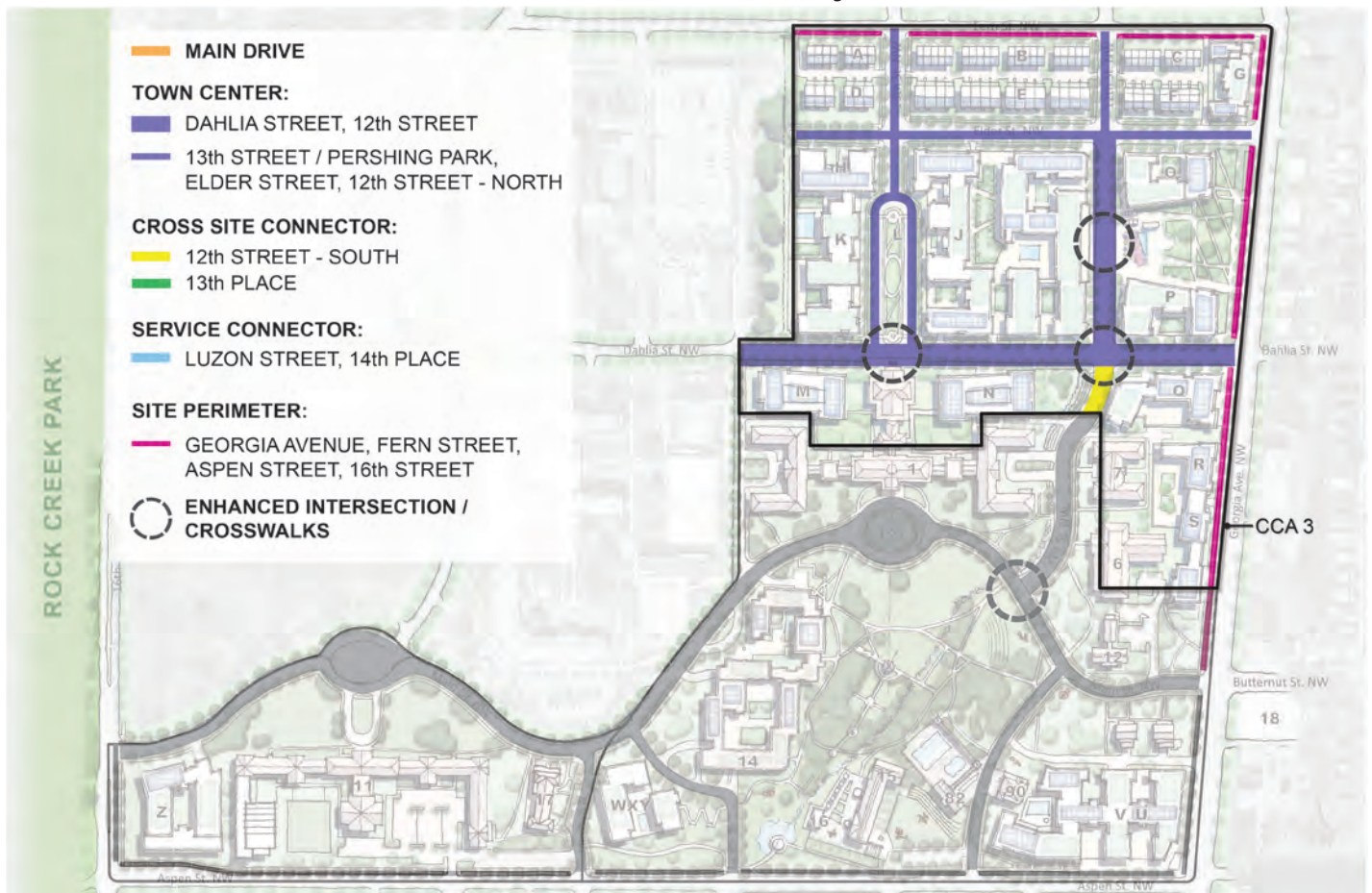
Multi-modal streets include clearly articulated circulation zones, enhanced intersections for efficiency and increased safety, traffic calming measures, and expanded pedestrian furnishing and bike share offerings.

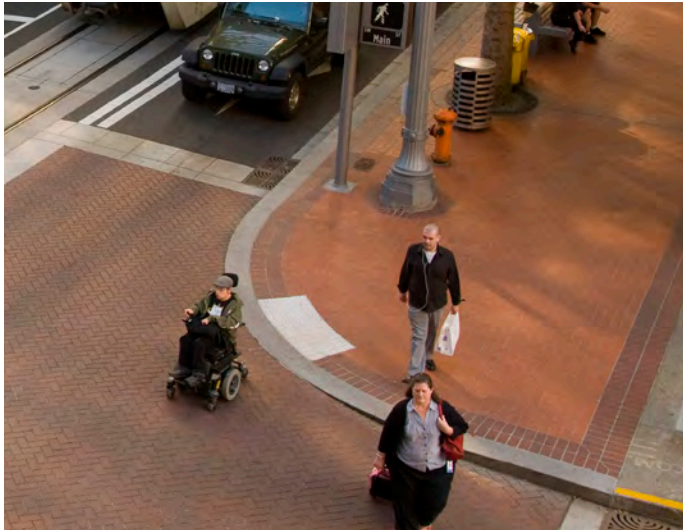


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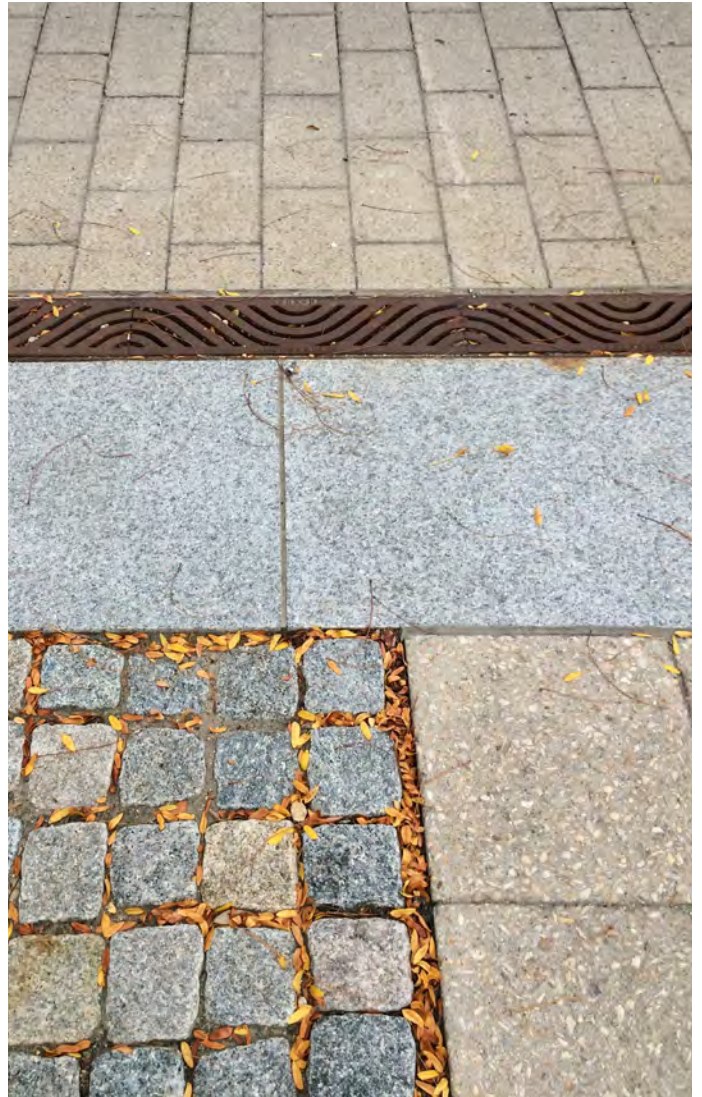




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